KEENE PLANNING BOARD
Council Chambers, Keene City Hall
October 26, 2026
6:30 PM

A. CALL TO ORDER & ROLL CALL

B. MINUTES FROM PRECEDING MEETING

1. September 28, 2026

C. EXTENSION REQUESTS

D. FINAL VOTE ON CONDITIONAL APPROVALS

1. Applications Ready for Final Approval

E. BOUNDARY LINE ADJUSTMENT

1. **PB-26-27 - Boundary Line Adjustment - Silent Way** - Applicant Paquin Land Surveying PLLC, on behalf of owner Elizabeth Walsh, proposes to transfer ~0.34-ac of land from the ~8.45-ac parcel at 0 Silent Way (TMP #119-012-000) to the ~4.3-ac parcel at 0 Off Silent Way (TMP #119-011-000). Both parcels are located in the Rural District.

F. CONTINUED PUBLIC HEARINGS:

1. **PB-26-29 - Major Site Plan - Fast Food Restaurant, 348 Winchester St** - Applicant Bohler Engineering, on behalf of owner Riverside Improvements LLC, proposes to demolish the former Rite Aid building and construct an ~4,576-sf fast food restaurant with a drive-thru on the parcel at 348 Winchester St (TMP #111-004-000). Waivers are requested from Section 21.6.2.B and Section 21.7.4.B.1 of the Land Development Code. The building is located in Riverside Plaza, which is ~18.7-ac in size and is located in the Commerce District.

G. PUBLIC HEARINGS

1. **PB-26-32 - Major Site Plan - Kia Parking Lot & Landscaping Modifications, 440 Winchester St** - Applicant Fieldstone Land Consultants, on behalf of owner 434-440 Winchester St, proposes to modify the approved parking lot landscaping and lighting for new Kia dealership located at 440 Winchester St (TMP #115-004-000). The parcel is ~2.23-ac in size and is located in the Commerce Limited District.

H. OTHER BUSINESS

1. Gilbo Avenue Planning Charrette Letter of Support

I. STAFF UPDATES

J. NEW BUSINESS

UPCOMING DATES OF INTEREST

- November 9, 6:30 PM - Joint Committee Meeting
- November 10, 12:00 PM - Planning Board Steering Committee
- November 18, 8:00 AM — Planning Board Site Visit — To Be Confirmed
- November 23, 6:30 PM — Planning Board Meeting

K. MORE TIME ITEMS

ADJOURNMENT

City of Keene
New Hampshire

PLANNING BOARD MEETING MINUTES

Monday, September 28, 2026 **6:30 PM** **Council Chambers, City Hall**

Members Present:
Harold Farrington, Chair
Mayor Jay V. Kahn
David Bergeron
Michael Hoefer
Kenneth Kost
Stephon Mehu, Alternate
Joseph Cocivera, Alternate

Staff Present:
Mari Brunner, Senior Planner
Evan Clements, Planner / Zoning Administrator
Megan Fortson, Planner & Deputy Zoning Administrator

Members Not Present:
Roberta Mastrogiovanni, Vice Chair
Andrew Madison
Councilor Molly Ellis
Tammy Adams, Alternate

A. CALL TO ORDER & ROLL CALL

Chair Farrington called the meeting to order at 6:30 PM and roll call was taken. Mr. Mehu and Mr. Cocivera were invited to join the meeting as voting members.

B. MINUTES FROM PRECEDING MEETING

1. August 24, 2026

David Bergeron offered the following corrections:
Line 142 – to add the word *"a"* - there is *a* power line
Line 173 – delete the word "a" before the word "grassed"

A motion was made Kenneth Kost to approve the August 24, 2026 meeting minutes as amended. The motion was seconded by David Bergeron and was unanimously approved,

C. EXTENSION REQUESTS

None

D. FINAL VOTE ON CONDITIONAL APPROVALS

1. Applications Ready for Final Approval

Ms. Brunner stated there is one application ready for final approval: 25 Production Avenue, PB-26-21 - Major Site Plan application to construct a new 46 space employee parking area. The conditions precedent to final approval included:

1) Submittal of an approved New Hampshire DES Shoreline permit and inclusion of the approved permit number on the proposed conditions plan;
2) Owner's signature on the plan;
3) Submittal of five paper copies and a digital copy of the plan set;
4) Submittal of a security; and
5) Delineation of wetlands on the site plan.

All conditions have been met.

A motion was made by Mayor Kahn that the Planning Board issue final site plan approval for PB-26-21. The motion was seconded by Stephon Mehu and carried on a unanimous vote.

E. BOUNDARY LINE ADJUSTMENT

1. PB-26-28 - Boundary Line Adjustment - Ash Brook Ct - Applicant GM2 Associates Inc., on behalf of owner The State of NH, proposes to transfer ~1.4-ac of land from the ~11.4-ac parcel at 6-15 Ash Brook Ct (TMP #110-001-000) in the Agriculture District to the ~0.74-ac parcel at 0 Ash Brook Ct (TMP #109-029-000) in the Commerce District.

A. Board Determination of Completeness

Planner/Zoning Administrator Evan Clements stated the applicant has requested exemptions from providing separate existing and proposed conditions plans and all technical reports. After reviewing the request, staff have made the determination that granting these exemptions would have no bearing on the merits of the application and recommend that the Board accept the application as complete.

A motion was made by Mayor Kahn that the Board accept this Application as complete. The motion was seconded by David Bergeron and was unanimously approved.

B. Public Hearing

Mr. Andrew Davis, Director of Leasing, Real Estate, and Facilities for the NH Liquor Commission, thanked staff for their assistance with this application.

Mayor Kahn clarified that this application is for the state liquor store and abutting parking lot that has been a part of that complex but not part of the deeded property. Mr. Davis agreed it was.

Staff comments were next. Mr. Clements stated the subject parcels are existing lots located on the northeast corner of the Ashbrook Road and Ashbrook Court intersection, directly north of the

Michaels Store in the Monadnock Marketplace shopping plaza. Both parcels are owned by the State of NH and originally developed under the Governmental Land Use Statute RSA 674:54. He stated the purpose of this application is to adjust the boundary of the parcel containing the former NH Liquor Store and State Police facility (Lot 110-1) and the parcel containing the front parking lot of the former NH Liquor Store building (Lot 109-029) in order to combine the former NH Liquor Store building with the front parking lot. This will result in both the State Police facility and the former NH Liquor Store building being on their own parcels. This adjustment will transfer approximately 1.4-acres of land from the State Police parcel to the parking lot parcel.

Mr. Clements stated staff have made a preliminary evaluation that the proposal does not appear to have the potential for regional impact but asked that the Board make a final determination on this issue.

With reference to the Subdivision Regulations:
Both lots are existing and all zoning dimensional requirements will be maintained.
The resulting parcel containing the liquor store building will be split zoned as both Commerce and Agriculture. Depending on the proposed future use of the building, the parcel may need to be rezoned or a variance from the Zoning Board of Adjustment may be required.

The staff report includes a table showing the area of affected land with the transfer.

Character of the subdivision of the land to subdivide - Both lots are existing and developed. No additional development is proposed. The existing characters of the parcels will be maintained; This standard is met.

Scattered or Premature Development: Both parcels are developed and located adjacent to state highways, municipal infrastructure in the Monadnock Marketplace; This standard is met.

Preservation of Existing Features: The existing delineated wetlands located on Lot 110-1 is not going to be disturbed because no additional development is proposed with this application. All existing features will be maintained; This standard is met.

Monumentation: Will be installed per local regulations and surveying standards, and then inspected by the Public Works Department; This standard is met.

Special Flood Hazard: Mr. Clements noted the narrative states that the majority of both parcels are located within the .2% annual flood hazard zone, also known as the 500-year flood zone. No improvements are proposed with this application; This standard is met.

Fire Protection and Water Supply: Existing Fire Protection and water supply systems will be utilized within the Monadnock Marketplace and adjacent municipal facilities; This standard is met.

He added the existing municipal water service for the former liquor store building will continue to be used with this application. When a new user comes in, those systems will be evaluated for the new user. In regards to this application, the standard has been met.

The Chair asked for public comment. With no comments from the public, the Chair closed the public hearing.

C. Board Discussion and Action

A motion was made by Mayor Kahn that the Planning Board approve PB-26-28 as shown on the plan set title Boundary Line Adjustment Survey prepared by GM2 Associates, Inc. at a scale of 1"=60' and dated September 11, 2026.

Prior to final approval and signature of the plans by the Planning Board Chair, the following conditions precedent shall be met:

1. Owners signature appears on the final plans.
2. Submittal of two mylar copies of the final plan set.
3. Inspection of lot monuments by Public Works Director or in lieu of this, the submittal of a security in a form and acceptable to the Public Works Director to cover the cost of this inspection.

The motion was seconded by Stephon Mehu.

Mr. Bergeron felt getting the parking and building on the same lot was good idea. He also added he did not feel there was any regional impact from the application.

The motion made by the Mayor was unanimously approved.

F. CONTINUED PUBLIC HEARINGS:

None

G. PUBLIC HEARINGS

1. PB-26-26 - Major Site Plan & Congregate Living & Social Services Conditional Use Permit - Anew Behavioral Health, 232 Winchester St - Applicant and owner, Anew Behavioral Health LLC, proposes to convert the mixed-use building at 232 Winchester St (TMP #592-017-000) into a small group home with 8 beds. The parcel is ~0.4-ac in size and is located in the High Density District.

A. Board Determination of Completeness

Planner Megan Fortson stated the applicant has requested exemptions from submitting a grading plan, landscaping plan, lighting plan, elevations/renderings, and all technical reports. Planning Staff have made the preliminary determination that granting the requested exemptions would have no bearing on the merits of the application and recommend that the Board accept the application as complete.

A motion was made by Michael Hoefer that the Board accept this Application as complete. The motion was seconded by David Bergeron and was unanimously approved.

B. Public Hearing

Ms. Jess Watson and Mr. Keith little, representing Behavioral Health LLC, addressed the Board next. Ms. Watson stated she would like to review the standards as to the impact of this congregate living facility on the community. She stated Standard A aligns with the High-Density District and will be maintaining a residential appearance. She stated the applicant implements several procedures which would ensure residents are safe and that the community is not affected by noise, unseemly imagery on the maintaining of the property. She noted there would not be any waiting areas at this facility. All residents must be screened prior to entry into the residence.

In regards to smoking, there is a 48 square foot smoking shelter towards the southern portion of the site. It is screened with fencing and natural vegetation.

Ms. Watson stated they would also make sure there are curfews in place along with regulations for the residents to ensure there will be no adverse impact on the neighborhood. They anticipate decreased traffic from the prior use of a business and a residence. She added they are also located in close proximity to pedestrian facilities and public transportation, such as the City Express, Cheshire Rail Trail and sidewalks along the property.

This building does not have a significant historic importance.

Ms. Watson stated their plan is that the occupants will be responsible for maintaining the property, with respect to landscaping, snow removal and overall maintenance of the property. This concluded their presentation.

Mayor Kahn noted this is a Level 3 facility and asked for explanation of that distinction. Mr. Littel explained Level 1 has more clinical programming, Level 2 has less clinical programming. For Level 3 the clinical programming happens off site at their outpatient site. He added the structure of the programming and operations is a peer support model versus clinical.

The Mayor asked whether the applicant has another residential facility in Keene, Mr. Littel answered in the negative. The Mayor asked where the outpatient offices are located. Mr. Littel stated they are located on King Court and Emerald Street where they have a licensed therapist. He added residents are transported by carpool or by one of their vans to the outpatient offices to complete their programming. When clinical programming decreases, they gain more independence and their self-efficacy increases, which results in residents being able to work but still have a place to live.

Mr. Kost asked whether there were any changes since the last time this application came before the Board. Mr. Littel stated nothing has changed since the last submission.

Staff comments were next. Ms. Fortson addressed the Board and stated this application has come before the Board previously. She said this is an existing mixed-use building that previously

was apartments and office space which is now proposed to be converted into an eight bedroom small group home. There are no changes proposed to the building exterior. The only change proposed to the site is the 48 square foot smoking shelter, as was previously described. Ms. Fortson stated that, because application is for a congregate living and social service use, it has to come before the Planning Board for a Conditional Use Permit application and as was previously mentioned by the applicants, they received conditional approval from this Board on January 26 of this year.

She went on to say the applicant had a few conditions of approval that they needed to meet, including submitting five copies of the plans signed by the property owner. The applicant had until July 26 to submit these copies. Those conditions were not met prior to that expiration date and hence they have to come before the Board again for a new approval. Ms. Fortson stated nothing in the proposal has changed. This concluded staff comments.

The Chair asked for public comment next. With no comments from the public, the Chair closed the public hearing.

C. Board Discussion and Action

A motion was made by Michael Hoefer that the Planning Board issue final approval for PB-26-26 as shown in the application and supporting materials submitted to the Community Development Department on August 3, 2026 and last revised on September 4, 2026, with the following condition subsequent to the final approval and signature of the plans by the Planning Board Chair:

1. The Applicant shall obtain all required state and local permits and approvals.

The motion was seconded by Mayor Kahn

The Mayor stated there is no regional impact from this application and felt this property can be of use to the community.

Mr. Kost stated this is not a historic building, but it was built in the 1900s and felt it fits in with the type houses in the neighborhood.

The motion made by Michael Hoefer carried on a unanimous vote.

2. PB-26-29 - Major Site Plan - Fast Food Restaurant, 348 Winchester St - Applicant Bohler Engineering, on behalf of owner Riverside Improvements LLC, proposes to demolish the former Rite Aid building and Page 1 of 170 construct an ~4,576-sf fast food restaurant with a drive-thru on the parcel at 348 Winchester St (TMP #111-004-000). A waiver is requested from Section 21.6.2.B.2 to allow for the drive-thru to be located along the western building facade adjacent to Winchester St. The building is located in Riverside Plaza, which is ~18.7-ac in size and is located in the Commerce District.

A. Board Determination of Completeness

Ms. Fortson stated the Applicant has requested exemptions from submitting a historic evaluation and screening analysis. After reviewing these requests, Planning Staff have made the preliminary determination that granting the requested exemptions would have no bearing on the merits of the application and recommend that the Board accept the application as "complete."

A motion was made by Michael Hoefer that the Board accept this Application as complete. The motion was seconded by Stephon Mehu.

Mr. Kost asked whether the Board was missing something by not having a screening analysis. Ms. Brunner stated this is a submittal item that is not often submitted unless it is an application that requires it, and added she wasn't sure what other information the Board would receive in addition to what is already included in their packet. She stated the Board could find the application to be complete and still request this information.

The motion carried on a unanimous vote.

B. Public Hearing

Mr. Joey Fonseca, Project Manager of Bohler Engineering, addressed the Board and introduced Jason Adams of Bowman Consulting who is the traffic consultant for this project. Mr. Fonseca stated this application is for the former Rite Aid Building at 348 Winchester Street.

He referred to a rendering of existing conditions and explained this is an approximately 11,000 square foot building. Access to the site is via the internal Plaza Road as well as a driveway curb cut directly across from the roundabout along Winchester Street. There is an existing drive-thru use, a drive-up ATM as well as a teller window.

Mr. Fonseca stated there are 24 parking spaces around the perimeter of the building. He stated the site is located within the flood plain. The base flood elevation is 471 and noted that area on the plan. It is a mostly paved site. There is some landscaping between existing driveway, the drive aisles, and Winchester Street.

Grading on site is north to south. There are a few catch basins located within the parking area and eventually conveyed off site in a southerly direction, towards Route 12 and ultimately discharged into a larger wetland area and larger drainage system. There is no pretreatment on site.

Mr. Fonseca went on to say under the proposed conditions the existing 11,000-square-foot retail building will be demolished and a new 4,500-square-foot fast food quick-serve restaurant would be constructed.

He indicated under the proposed conditions they are required to maintain 12 inches above the floodplain elevation of 471. The new building floor elevation is being set at 472. There is a flood

plain application that is currently under review with the City and received some comments. The applicant is in the process of applying for a permit.

Mr. Fonseca noted there would be some changes to the parking layout and the drive aisles. The applicant is proposing one-way access from the existing plaza area to the site. There are some angled spaces, a one-way drive aisle, and circulation through the site is counterclockwise. As you enter the site, you can either enter the drive through, or you can enter the bypass lane on the right and head toward either the parking area along the south of the building or exit the site into the existing plaza area.

The drive through use has two drive through lanes. There are some canopies located within the drive through.

The applicant is proposing to close off the curb cut closest to the roundabout and the access to the site is going to be internal to the plaza.

The total parking being provided in the immediate vicinity of the restaurant is 14 spaces and there is additional shared parking throughout the plaza.

The building is about a 60% reduction in size compared to the existing building. The height is going from the existing height of 36 feet to about 22 feet, which he noted was a significant reduction in size of the building.

The trash enclosure on the south side of the building is similar to what exists today.

Drainage will be largely improved through additional catch basins on site. Water quality will be improved due to the addition of a bio-retention basin located between the building and Winchester Street. The bio-retention basin will provide additional infiltration and also provide the benefits of improved water quality prior to discharging into the existing drain system within the plaza.

As far as landscaping goes, he noted the darker circles on the plan would be the new trees along Winchester Street as well as some additional interior plantings along the south side of the building which he noted is an enhancement over what exists today. Mr. Fonseca stated the applicant is proposing 14 new canopy trees, 22 new evergreens, as well shrubs and perennials, to total about 300 plants being proposed within the parcel.

Utilities – Tying into the existing utilities.

Lighting – There are currently five within the site, which will be reduced to four. However, there are some canopy lights which he stated can be discussed as per staff's comments.

Mr. Jason Adams of Bowman Consulting addressed the Board regarding traffic impacts. He stated a traffic impact study was completed in August of this year which focused on the roundabout that serves the Plaza access point, as well as the roundabout to the north of

Winchester Street, Island Street and Pearl Street. He noted they had had a conversation with staff, and these are the areas staff had asked the consultant to focus on.

Mr. Adams went on to say that he had collected traffic volume data in July during the weekday midday 11:00 AM to 1:00 PM, weekday afternoon from 3:00 PM to 6:00 PM, and then a Saturday midday from 11:00 AM to 2:00 PM. They forecasted those existing traffic volumes into the future to review both an opening year 2027 condition as well as a design year 2037 condition, which is consistent with guidelines for looking at traffic impacts.

Mr. Adams stated they completed a review of the trip generating properties of the project using data published by the Institute of Transportation Engineers. He indicated significant amount of traffic to a site like this is drawn from vehicles that are already on the roadway, which are considered to be pass-by trips as well as vehicles that are already within the Plaza, which are considered to be internal capture trips. Many of the vehicles that would come to this type of use would be drawn from vehicles that are already on the roadway.

The consultant then completed a review of the traffic analysis of those two roundabouts, as well as the internal driveway immediately east of the roundabout and the unsignalized driveway that is located south of the of the restaurant. The analysis shows that the project would not be expected to have a significant impact on any of those roadways or intersections.

Based on the results of the study, the applicant feels the project would fit in with the general nature of the roadway network.

Mr. Fonseca next reviewed the architectural plan submitted as part of the original application. This is a 22-foot-tall restaurant building with approximately 86 interior seats and approximately 12 exterior seats within a patio as indicated on the site plan. He referred to a color palette for the brick being proposed for the exterior. The trash enclosure that was described at the rear of the site also follows the same brick color pattern as well. He added they have responded to the first round of staff comments and are now reviewing additional stormwater related comments with City Engineer

They clarified what the City Engineer is looking for. Mr. Fonseca stated it is a substantial list, and they will be working with staff on this.

Mr. Kost stated normally there would be landscaping at the drive-in area, but in the application the applicant has indicated this cannot be done because of the storm water retention and asked for clarification. Mr. Fonseca referred to the section toward Winchester Street where landscaping is being proposed. The limits of the storm water bio-retention basin is located at the northwest corner; this is the area they are not able to provide any additional landscaping. He added they also looked at providing some additional landscaping along the property boundary at Winchester Street, but the issue here are the overhead power lines.

Mr. Kost asked whether smaller Evergreen shrubs could be provided along the westerly edge of the retention pond without interfering with the operation of the retention pond. Mr. Fonseca stated they could review this with their landscape team.

Mr. Hoefer asked whether any trees are being removed. Mr. Fonseca stated there are some trees located along Winchester Street and due to the grading of the restaurant and having to pick the site up a foot to comply with the floodplain regulations some trees are being removed. He added as construction proceeds there, efforts would be made to maintain as much vegetation as possible.

Mayor Kahn asked whether the applicant has been able to figure out how many cars can stack at the approach to the ordering station to avoid traffic spilling out.

Mr. Fonseca stated it would be between 182 to 200 feet. Ms. Brunner clarified that the Mayor was asking how many cars can stack in the drive-through lane before the order window. The Mayor answered in the affirmative. Ms. Brunner noted the order window is along the side of the building. She also asked whether both lines of traffic can place an order – Mr. Fonseca stated they can, but it will depend on traffic levels for the restaurant during certain times of the day, but both lanes will be open for ordering.

Mr. Kost asked how far the single lane on the north side of the building would be before they start to merge into the double lanes. Mr. Adams stated there is a good amount of stacking distance in the two lanes; he added there would be about 240 feet of storage in the two lanes before cars come around after they have placed their order.

Mr. Clements asked whether they have an estimated average processing time for a customer; arrival to the site and when they pick up their food via the drive through. Mr. Fonseca stated they don't have that specific information, but the stacking requirements are based on their data. He added each site could have its own processing time based on kitchen efficiency etc. and stressed the stacking requirements are appropriate for this location.

Mayor Kahn stated he had the same concerns with cars travelling in the opposite direction causing issues with headlight from the drive through vehicles and questioned whether this has been adequately addressed. Mr. Fonseca stated they are proposing a row of shrubs along the drive aisle, which would provide a buffer and added they would look at some lower shrubs where the bio-retention basin is located. The Mayor asked for the height range the applicant would be looking at. Mr. Fonseca stated it would be in the four-to-six-foot range.

Mr. Kost referred to the canopy lights, which could also cause issues for cars driving into the site. He questioned whether these would be down lighting. Mr. Fonseca stated these lights would be recessed lights facing down and wouldn't spread out onto the site. He added at the property line, the lights are at a level 0.1. He added staff had also requested a dimmer for these lights, and the applicant agrees to this request. Ms. Brunner noted this type of lighting was installed at the Colony Mill site; wall mounted lights that can shine up and down, Colony Mill has it shining down.

Staff comments were next. Ms. Fortson addressed the Board. She stated the applicant proposes to demolish the existing Rite Aid building, which is approximately 10,000 square feet in size, and construct a new building, which is going to be approximately 4,500 square feet in size and will serve as a drive through restaurant. She indicated the subject parcel is located to the north of

Routes 101 and East of Winchester Street. Adjacent uses include the shopping plaza, which is occupied by retail uses, as well as a dental office, bank and restaurant. The site is surrounded by the Keene State College parking lot to the north commercial businesses to the west, Ashuelot Rail Trail, and Keene State College athletic fields to the east and undeveloped agricultural lands to the south.

Ms. Fortson stated waivers have been requested from Sections 21.6.2. B and 21.7.4. B.1 of the Land Development Code regarding the screening requirements for drive-through businesses as well as the average illumination levels for canopy lighting.

Ms. Forston stated that staff did not feel there was the potential for regional impact. However, the Board will need to make a final determination during their deliberation.

She went on to summarize staff comments received on the application:
Building and Floodplain Staff noted that the property is located in a special flood hazard area and will require a floodplain development permit, which has already been submitted. Additionally, a building permit is going to be required for the demolition and construction of the existing and proposed structures.

The Zoning Administrator stated that branded directional signage would need to be less than four square feet to be exempt from the sign code. He also asked that the applicant verify the parking stall and drive aisle dimensions, which the applicant has completed.

From the Fire Department – This application will need to be reviewed for compliance with the applicable life safety requirements as part of the building permit process.

Engineering – The Board has the Memo from the City Engineer included in the agenda packet outlining his specific comments related to drainage, storm water management and other specific items.

Ms. Fortson addressed site development standards next.

Drainage - The applicant proposes stormwater measures including the construction of a bio retention system with an internal storage reservoir at the northwestern corner of the site. The new building and site modifications are designed to drain to the bio retention system via a conventional closed pipe drainage system with catch basins with deep sumps and hooded outlets. Pretreatment of storm water runoff not conveyed to the bio-retention pond will be achieved by a hydrodynamic separator for storm water flowing to the catch basin at the southwestern corner of the site. The drainage report states that the volume of water being directed to the existing storm water system will be reduced in the post construction conditions.

Ms. Forston noted, as was explained by Mr. Fonseca, this application went through the normal review process. At this point, based on the request from the City Engineer, the City is waiting for updated materials to be submitted addressing those comments. At this point in time, staff would recommend the Board continue the application to the next Planning Board meeting in October, to give the applicant sufficient time to redesign the plans.

Sediment and Erosion Control - The applicant has proposed the installation of catch basin inlet protection, a stabilized construction entrance at the northeastern corner of the site, and silt fencing along the proposed edge of pavement in the detention pond adjacent to Winchester Street. Planning staff recommend that the Board include conditions of approval related to the submittal of a security to cover the cost of sediment and erosion control measures as well as the inspection of these measures by staff following their installation.

Snow Storage and Removal - Snow storage areas are shown in five locations around the perimeter of the proposed building - that standard appears to be met.

Landscaping - The proposed landscaping includes the installation of 14 shade trees, 22 arborvitae plants, 148 shrubs and 220 perennials around the building and perimeter of the project area. Landscaped areas to the north and south of the building will be planted with a mix of sugar Maple and Honey Locust trees, Inkberry and Juniper bushes and cone flower encampment perennials. The landscaping area adjacent to Winchester Street will include a mix of six Sour Gum trees, 12 Inkberry shrubs, nine arborvitae plants and 17 Yew shrubs. Planning staff recommend that the Board include a condition of approval related to security to cover the cost of all landscaping.

Screening - The dumpster enclosure at the southwestern corner of the project area is proposed to be screened by a concrete masonry enclosure with metal gates, both of which will be finished in a dark brown color. The drive thru lanes, which are located along the Winchester Street frontage, will be partially screened with evergreen shrubs which will be 2 – 2.5 feet at planting and four feet at maturity. The northern end of the drive-through lanes that are adjacent to the proposed detention pond will be visible from Winchester Street, so the applicant has requested a waiver from section 21.6.2 of the Land Development Code to allow for that area to be visible. Ms. Fortson stated even if the applicant installs additional landscaping along the detention basin in that area so that the drive thru is not as visible, it would still be necessary for the Board to grant a waiver from this section of the code, because this section states that a drive thru cannot be located along the building's primary frontage, and in this case the primary frontage for the building is along Winchester Street. Hence, the waiver is still necessary. She added this is also something that could be tabled until the next Planning Board meeting.

Ms. Fortson noted the waiver criteria are included under the landscaping section of the staff report and Section 26.12.14 of the LDC. In summary, the specific criteria are related to whether strict conformity with the standards would pose an unnecessary hardship or whether there are specific site conditions that make it difficult for the applicant to be able to meet those specific standards. In addition, the board an require any mitigation that is necessary to ensure the intent of the standard.

With reference to lighting, Ms. Fortson stated the biggest thing staff has been working on with the applicant is to ensure that the cylinder lights are going to be capped or at least turned off on the top part so that there is no up lighting.

She noted there is a table in the staff report which shows the different measurements that the City uses and the different locations. For the drive through canopy and the window canopy, the

applicant is proposing maximum lighting levels of 24.92 foot candles located on the western side of the site closest to Winchester Street. On the eastern side of the site where the pickup windows are going to be located, the applicant is proposing 15.74-foot candle lighting levels.

Ms. Fortson stated the City has specific regulations for canopy lighting. The maximum average light levels allowed is 12.5-foot candles. The applicant is above these lighting levels, and this is another waiver request the Board will need to consider. She added the Board has the ability to work with the applicant to create a specific maximum lighting level; the Board could grant the waiver and create for example a 17-foot candle maximum.

Sewer and Water - The City Engineer did have some comments, clarifying the proposed design and ensuring that all the applicable standards are met. Staff are waiting for the applicant to submit updated materials addressing these concerns.

Traffic and Access Management – Ms. Fortson stated Mr. Adams has done a thorough job address traffic.

Filling and Excavation – This will be reviewed as part of the floodplain development permit process.

Surface Waters and Wetlands - None located within the project area, that standard is not applicable.

Hazardous or Toxic Materials – None, that standard is not applicable.

Noise – Will be typical of a commercial use – That standard appears to be met.

Architecture and Visual Appearance - The building is proposed to be constructed with a two-tone white and brown color scheme featuring brick veneer and stucco and dark bronze metal accents for the windows and trim. The building will be 22 feet tall, inclusive of a parapet that will range in height from four feet seven inches to five feet nine inches, which will serve as screening for any potential rooftop units. The narrative states that the proposed building orientation has been largely dictated by the project area's placement within the 100-year floodplain. Ms. Forston stated that the Board would need to decide whether the proposed site design and proposed building design meet the architectural and visual appearance standards outlined under Section 21.14 of the Code.

She called the Board's attention to the recommended motions. She explained that, when there are waivers, it is requested that the Board vote on each waiver request individually and then do a separate vote for the actual application itself.

This concluded the staff's comments.

Mr. Hoefer asked whether the lights being proposed under the canopies are going to be brighter than gas station lights, for example the T-Bird Gas Station on West Street. Ms. Fortson stated that they would be brighter than gas station lighting. She indicated the example provided in the

staff report is the Factory Gas Station across from the Colony Mill. This building has a 15.5 foot tall canopy from the finish grade to the bottom of the canopy. When this site was redeveloped in 2017, they had to submit a photometric plan showing what their canopy lighting was going to be, and they were able to get an average lighting level of 5.17-foot candles and a uniformity ratio of 1.99. The City requires a maximum average of 12.5 and they are proposing 25 for the drive thru canopy and almost 16 for the window canopy.

The Chair asked Ms. Brunner whether the average light is calculated across 24 hours. Ms. Brunner explained the way the photometric plan is completed is that they take a grid and overlay it on the site and at each point on the grid they calculate what the light level will be at that point and calculate the average. For example, under the canopy the maximum light level would be 37.2, the average would be 24.92 and the uniformity ratio would be 1.81. She noted the uniformity ratio is acceptable but it is overall brightness that is of concern.

Mr. Bergeron asked what the level should be for pedestrian safety. Ms. Brunner stated there are standards for walkways for which the lighting level is rather low because it assumes there is no vehicular traffic. The requirements are for a maximum of five-foot candles and a minimum of 0.5. However, in an area where there is vehicular traffic, that level would not be advisable because you want enough light for everyone to be able to see each other.

The Chair asked for public comment next.

Councilor Jones stated he has concerns about closing the curb cut.

Mr. Kevin Thatcher of 28 Evans Circle addressed the Board and stated he has been a Civil Engineer with over 25 years of land development experience. He stated he would like to speak more to the deficiencies in this application regarding storm water management. He stated his comments are based on the revised plans and drainage report, which were dated September 14 and submitted to the City Engineer, and he has also seen the Memo to Planning Staff dated September 17. He was not privy to the conversations that the applicant states he had on September 25 with the Engineer.

In regards to water quality treatment, this project does provide an improvement in storm water quality, but a very marginal one. The bio-retention area that is provided is not bio-retention with internal storage reservoir. He added this bio-retention only receives storm water from approximately 1/6th of the development. He added the hydrodynamic separator being proposed by the applicant is only approved for pretreatment, not treatment and further, it only captures approximately 1/3 of the runoff from the site development, which leaves just under half of the proposed impervious area for this project completely untreated. He noted the Board's regulations require that they provide treatment for 100% of impervious areas for their project.

In addition, Mr. Thatcher noted the drainage narrative states that they comply with State regulations, specifically ENV WQ 1507.03 which is regarding pollutant discharge minimization requirements. That regulation also requires treatment of 100% of proposed impervious areas, which this project does not provide. He added their drainage narrative states that there is a small decrease of approximately 120 square feet in impervious area for this project.

However, the applicant's drainage calculations demonstrate an increase of approximately that much area.

The applicant in describing the bio-retention area mentioned infiltration. Mr. Thatcher noted this is not an infiltrative practice. The construction details on the plans as presented show an impermeable liner for that system and an under drain which does not allow for any infiltration. Likewise, the landscaping plan defines the entire bio-retention area as receiving six inches of loam and seed that would effectively cap the bio retention area and eliminate its effectiveness as a water quality treatment practice.

Mr. Thatcher further stated the applicant's inspection and maintenance plan does not identify the hydrodynamic separator. He noted there are subsurface mechanical treatment devices that can provide full treatment and suggested the Board request the applicant provide one of those.

He stated he agrees with staff's recommendation to continue this application. He felt to fully comply could result in site layout changes to the site. He stated he would be following up with the City Engineer regarding his comments to see what additional comments he had for the applicant and to make sure they are on the same page.

With no further comment, the Chair closed the public hearing.

C. Board Discussion and Action

The Mayor felt a continuance would be prudent for this application.

Mr. Bergeron stated he would like to see the changes being proposed and see what that does to the site.

Mr. Hoefer stated he does not like to continue applications but with the unresolved issues with lighting and storm water issues, he felt a continuance in this case was warranted. He stated he has been reminded of the opportunity for the planning process to improve properties around Keene and seems like the applicant is interested in doing that with this application.

Chair Farrington stated from his perspective there are items identified prior to tonight by the City Engineer and staff, including a response regarding drainage and/or an updated plan on drainage. Similarly for sewer and water, a response to the comments and an updated plan are needed. The third item is to determine if the drive through can lower the canopy lighting level. He stated he also heard mentioned additional screening of landscape material to the northwest of the detention pond as well as a dimmer on the canopy lights.

The Chair went on to say he does not have issue with the key aspects of the layout and added he had no problem locating drive through lanes on the street facing side of the building.

Mr. Kost stated he was in agreement of the location of the drive through on the location noted in the application but felt this would make the landscaping necessary to address the lighting impacting drivers. He also noted concerns about peak lunch hour impact on stacking. However,

if staff feels this is not an issue, he did not have any concern. Ms. Brunner noted there is a traffic summary included in the Board packet and felt this could be addressed at the next meeting by the traffic engineer. Mr. Hoefer stated this information was outlined on page 81 which refers to peak hour traffic.

Ms. Fortson stated overall she is clear as to what needs to be communicated to the applicant about moving forward; Drainage and storm water concerns; Landscaping along the retention basin; Information regarding the number of vehicles that can be accommodated within the drive thru queues. With respect to lighting, she questioned what the Board would like to see the applicant bring back for next month.

The Chair stated the Board does not want a bright spot but did want to keep safety in mind. He added the Board would make a decision based on what the applicant comes back with for next month.

A motion was made by Michael Hoefer to continue PB-26-29 to the October 26 meeting at 6:30 pm. The motion was seconded by Stephon Mehu and was unanimously approved.

H. OTHER BUSINESS

1. **City Council Referral** - Request for written findings from the Planning Board to support a temporary moratorium on data centers and cryptocurrency mining facilities.

Ms. Brunner stated municipalities in New Hampshire have the authority to enact a temporary moratorium under New Hampshire Revised Statute Annotated 674:23, which is under the zoning provisions. On September 17, the City Council voted unanimously to refer a request for consideration of an ordinance establishing a temporary moratorium on data centers and cryptocurrency mining facilities to the Planning Board. Under State Statute, the role of the Planning Board in this instance is to start this process and the way you do that is by making written findings that describe the unusual circumstances that justify the ordinance and a recommended course of action to correct or alleviate such circumstances.

She indicated in this case the unusual circumstances would be the rapid advancement and proliferation of large-scale data centers that have impacts which are different from what we have seen in the past. The recommended course of action would be to institute a temporary moratorium to develop regulations to address those impacts. She noted there is a recommended motion that starts on page 116 of the packet developed by the City Attorney's office. This would serve as the Board's written findings. She noted Councilor Jones is present today should the Board wish to hear from him.

Councilor Jones addressed the Board. He stated on August 4, 2026, he sent a written recommendation to the City Council asking for a moratorium on data centers and crypto mining operations. Some of the reasons were to allow for energy and climate review; to allow for environmental and resource impact assessment; to allow for economic and utility evaluation and to allow for zoning and neighborhood protection.

He stated the reason he wrote this letter is because of Senate Bill 439 which is an attempt to generalize and regulate data centers. It did pass the Senate, but when it went to the House, the House amended it and created their own version, which stated that all communities could construct data centers in both industrial and commercial areas. He indicated this did not go over well. Fortunately, there was a motion to table at the House and it was never taken off the table, so it died on the table.

Councilor Jones stated this gives municipalities a great opportunity to create its regulations as there is nothing on the State scheduled right now other than a request to the House from the from the Governor, which the City won't see until next July.

The Councilor stated since he wrote this letter, Arizona, which has 180 data centers, is realizing the environmental and economic issues and is calling for a two-year moratorium on data centers. Texas was inviting new data centers but the Governor as of recently is calling for a moratorium. Councilor Jones stated Nottingham and Bow have been approached for opening of data centers and both those municipalities are writing their own moratoriums.

He noted the City Council supported a temporary moratorium on data centers and cryptocurrency mining facilities. Staff changed the verbiage, deleted crypto mining facilities and added in "similar uses", to make it more encompassing. He stated he is happy with the motion before the Board tonight. He indicated if this is approved by the Board it will go back to City Council for an ordinance and if the ordinance is passed, it will be up to the Mayor to decide how it is handled; send it to a standing committee, appoint a special committee etc.

The Councilor thanked staff for all their work. He indicated he did send a list of potential stakeholders who might want to present to the City Council on behalf of data centers.

The Mayor stated the definition of a data center is key to anything that the City does, and asked how do we avoid the disruption that an overreach could cause.

The Councilor stated he sent a letter to the Joint Committee asking to come up with a definition of data centers and crypto mining operations centers. He noted he is aware that the Mayor is concerned because there are already smaller places that exist within the City that are called data centers and the City is looking for a better definition for the existing uses.

Chair Farrington asked, for a medium sized organization with a data center, whether the use of that parcel is based on the primary use or the primary mission of the organization or is that data center use considered a primary use.

Ms. Brunner stated it could be two possibilities. One could be that it is two principal uses (the main business and the data center) on the same lot, but it is possible that the data center could also fall under the City's accessory use. She indicated it most likely would be considered an accessory use if it is just embedded within the same building as the business, if it is purely there to serve the business. If it meets the accessory definition, it would be referred to as an accessory use. If it is a standalone building, it would be a principal use.

Mr. Clements clarified accessory by its very definition is incidental and subordinate to the principle use. He indicated many of these hyper-scale data centers are providing computing capacity. For example, Amazon Web Services, AI databanks. They are built for the sole purpose of providing capacity to support these larger systems. As opposed to City Hall, that has a data center in the basement to support the City's IT needs and it is not the principle use of this building.

Councilor Jones added in some states they are using square footage, some are using megawatt usage, and some are using environmental impact to delineate the difference.

The Mayor noted there is a data closet in 310 Marlboro Street, which houses things for smaller organizations and hoped that is not what we are trying to restrict with this Ordinance. He hoped it would be something more far-reaching than what already exists in the City. The Chair agreed with what the Mayor stated and asked whether the Board should come up with a number for the motion. Ms. Brunner stated once this item goes back to Council it will be included in the Ordinance from the Council.

Mr. Hoefer asked what the Board was being asked to do. Ms. Brunner stated all that is being asked for are written Findings indicating unusual circumstances that justify a moratorium and then the recommended course of action, which would then go through a typical zoning ordinance process. The Board will have another chance before the Joint Committee when it is recommended for a public hearing to make additional comments.

Mr. Chuck Redfern of 9 Colby Street, Keene addressed Board. Mr. Redfern stated he has been waiting for anthropic to become public and recently the leader of the organization has said that we need to slow down, have the government get involved, and place some type of buffers.

He stated he did a search regarding data centers for municipalities the size of Keene through AI and what it said was for *municipalities considering whether and how to accommodate large scale data centers, the trade-offs are unusual. They can represent very large private capital investment and tax base while creating relatively few jobs and potentially substantial demands on electricity, which could lead to higher prices for land, water and infrastructure.*

He noted he has pros and cons, which are two pages long should anyone be interested in looking up this information.

Mr. Redfern stated the biggest issue for Keene would be to distinguish between large-scale high energy data centers and a small server facility which are fundamentally different land issues. For Keene, he stated he would evaluate a large-scale proposal through five lenses: Fiscal benefit, electric infrastructure, water and sewer, land use compatibility, and community return versus opportunity costs.

He went on to say an important public distinction, given the Council's interest in defining data centers in Keene's Ordinance, should not be defined solely on square footage, but also by electrical load, cooling and water demand, generator capacity and equipment intensity.

A regulatory framework could therefore distinguish ordinary data centers from large-scale data centers using objective thresholds such as electrical capacity or aggregate.
Mr. Redfern stated he would provide staff with the information he was able obtain.

A motion was made by Michael Hoefer that the Planning Board moved to recommend the City Council pursue an ordinance enacting a one-year moratorium on datacenters or similar uses based on the following findings:

A. **New or rapidly evolving land use.** Data centers represent a new and rapidly expanding form of industrial land use at scale that is not specifically addressed in the City's current land development code.

B. **Inadequacy of existing regulations.** The current framework does not differentiate between traditional and emerging large scale or hyper-scale data centers, and it does not define or regulate cryptocurrency mining facilities. It does not include conditions or performance standards reflecting their unique impact and does not address the potential scale and or intensity of these facilities. As a result, without a moratorium, development could proceed in a manner inconsistent with the City's goals and needs before regulations are put in place.

C. **The potential impacts require further consideration.** The Planning Board has identified several areas of concern: water resources, including impacts on aquifer and groundwater; Public and environmental health, including from waste heat generation; Noise and pollution; Energy needs, including uniquely high demand and potential need for new infrastructure; Fiscal impacts, especially the uncertainty related to the relative municipal tax revenue and the municipal costs resulting from the use; and Transportation concerns, including traffic resulting from construction or during power outages.

D. **There is a risk of premature development.** Absence a moratorium, there is a substantial risk that data center projects may be proposed under existing regulations. Such projects could vest development rights inconsistent with future regulation and with a master plan in the City's ability to thoughtfully plan its long-term future would be compromised.

E. **Consideration of the Master plan.** The proposed moratorium is consistent with the following goals of the 2025 Comprehensive Master Plan:
- Thriving economy:
  - Prioritize economic sustainability and resiliency.
- Connected mobility:
  - Create a connected and accessible network of multimodal transportation infrastructure.
  - Prioritize vulnerable road users and infrastructure design and operations and maintenance.
  - Expand and promote environmental sustainable mobility options that are convenient and attractive.
- Vibrant neighborhoods:
  - Support and a built environment that encourages social connections and interactions.

- Fosters a high quality life for all residents.
- Ensure safe and efficient movement around town.

- Adaptive workforce pillar:
  - Meet quality of life needs and reduce workforce barriers such as housing availability, child care and transportation.
  - Prioritize workforce and community health and wellness.
- Flourishing environmental pillar:
  - Promote smart land use and development.
  - Prioritize environmental protection and sustainability.
  - Meet our sustainable energy plan goals to meet 100% of the electricity needs of all Keene residents, businesses, and other electricity customers with renewable sources of energy by 2030.
  - To meet the community's transportation, heating and cooling needs, using renewable sources of energy by 2050.

The motion was seconded by David Bergeron.

Mr. Kost stated he likes the idea of doing this. For thriving economy, he stated in northern Virginia residents' property taxes have decreased and felt data centers could help this pillar.

Chair Farrington stated this item is an attempt to stay in front of it, not to indicate it is not something that could happen in the future.

The motion made by Mr. Hoefer carried on a unanimous vote.

I. STAFF UPDATES

None

J. NEW BUSINESS UPCOMING DATES OF INTEREST

• Joint Committee of the Planning Board and PLD - Tuesday, October 13, 6:30 PM
• Planning Board Steering Committee - Tuesday, October 13, 12:00 PM
• Planning Board Site Visit - Wednesday, October 21, 8:00 AM - To Be Confirmed
• Planning Board Meeting - Monday, October 26, 6:30 PM

There being no further business, Chair Farrington adjourned the meeting at 9:06 PM.

Respectfully submitted by,
Krishni Pahl, Minute Taker

Reviewed and edited by,
Mari Brunner, Senior Planner

CITY OF KEENE
NEW HAMPSHIRE

Meeting Date: October 26, 2026

To: Planning Board

From: Mari Brunner, Senior Planner

Through: Paul Andrus, Community Development Director

Subject: **Applications Ready for Final Approval**

Recommendation:
To issue final approval for any applications that have met their conditions precedent to final approval.

Attachments:
None

Background:
This is a standing agenda item. As a matter of practice, the Planning Board issues a final vote on all conditionally approved projects after the "conditions precedent to final approval" have been met. This final vote will be the final approval and will start the 30-day appeal clock.

As of the date of this packet, there are no applications ready for final approval.

If any other projects meet their conditions precedent between the date of this packet and the meeting, they will be identified and discussed during this agenda item.

All Planning Board actions, including final approvals, are posted on the City of Keene website the day after the meeting at KeeneNH.gov/planning-board.

CITY OF KEENE
NEW HAMPSHIRE

Meeting Date: October 26, 2026

To: Planning Board

From: Evan Clements, Planner

Through: Mari Brunner, Senior Planner

Subject: **PB-26-27 - Boundary Line Adjustment - Silent Way - Applicant Paquin Land Surveying PLLC, on behalf of owner Elizabeth Walsh, proposes to transfer ~0.34-ac of land from the ~8.45-ac parcel at 0 Silent Way (TMP #119-012-000) to the ~4.3-ac parcel at 0 Off Silent Way (TMP #119-011-000). Both parcels are located in the Rural District.**

Recommendation:

To review the attached staff report and application materials in preparation for the public hearing.

Attachments:

1. Staff Report
2. Application
3. Narrative
4. Plan
5. Notice List

Background:

The subject parcels are existing lots located on the eastern side of Silent Way, directly south of the St. Josephs Cemetery. Lot 11, the receiving parcel, was historically a gravel pit and contains a cut slope near the rear of the property where material was removed from the site during operation of the gravel pit. An existing street access point and access roads are present as remnants of the operation. A wetland delineation of Lot 11 was conducted in October 2025 and identified a portion of buildable upland near Silent Way. Since the parcel was created prior to the adoption of the Surface Water Protection Overlay in 2012, a Surface Water Protection Conditional Use Permit (CUP) is not required for the future construction of a single-family residence and associated site improvements.

STAFF REPORT

PB-26-27 – BOUNDARY LINE ADJUSTMENT– SILENT WAY

Request:

Applicant Paquin Land Surveying PLLC, on behalf of owner Elizabeth Walsh, proposes to transfer ~0.34-ac of land from the ~8.45-ac parcel at 0 Silent Way (TMP #119-012-000) to the ~4.3-ac parcel at 0 Off Silent Way (TMP #119-011- 000). Both parcels are located in the Rural District.

Background:

The subject parcels are existing lots located on the eastern side of Silent Way, directly south of the St. Josephs Cemetery. Lot 11, the receiving parcel, was historically a gravel pit and contains a cut slope near the rear of the property where material was removed from the site during operation of the gravel pit. An existing street access point and access roads are present as remnants of the operation.

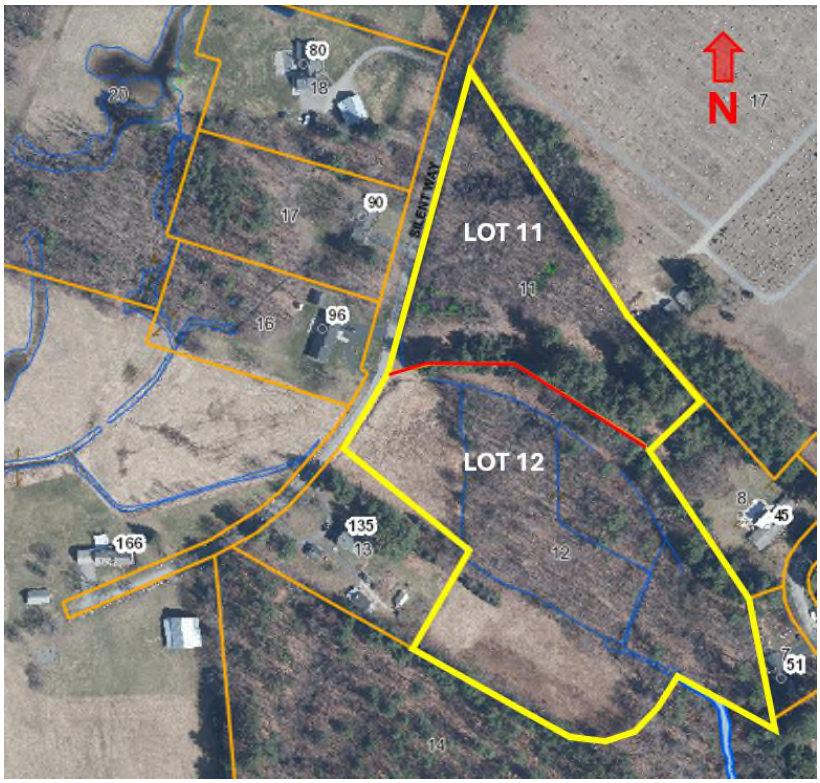


Fig 1: Lots 11 & 12 outlined yellow with the boundary line to be adjusted in red.

A wetland delineation of Lot 11 was conducted in October 2025 and identified a portion of buildable upland near Silent Way. Since the parcel was created prior to the adoption of the Surface Water Protection Overlay in 2012, a Surface Water Protection Conditional Use Permit (CUP) is not required for the future construction of a single-family residence and associated site improvements.

The purpose of this application is to adjust the common boundary between Lot 11 and Lot 12 by transferring ~0.34 ac of land from Lot 12 to Lot 11. Both parcels will maintain their existing frontage and all other zoning dimensional requirements will be satisfied.

Determination of Regional Impact:

After reviewing the application, staff have made a preliminary evaluation that the proposed boundary line adjustment does not appear to have the potential for "regional impact" as defined in RSA 36:55. The Board will need to make a final determination as to whether the proposal, if approved, could have the potential for regional impact.

Completeness:

The applicant has requested exemptions from separate existing and proposed conditions plans showing the metes & bounds of all subject parcels and all technical reports. After reviewing these requests, staff have made the determination that granting these exemptions would have no bearing on the merits of the application and recommend that the Board accept the application as "complete."

Table 1. Area of Land Affected by Proposed Boundary Line Adjustment		
Lot Sizes	**Lot 11**	**Lot 12**
	Rural	**Rural**
Required in District	2 ac	2 ac
Before BLA	185, 450 SF (4.26 ac)	368,082 SF (8.45 ac)
Amount of Land Transferred	+14,801 SF (0.34 ac)	-14,801 SF (0.34 ac)
After BLA Parcel Size	**200,260 SF (4.60 ac)**	**353,272 SF (8.11 ac)**

APPLICATION ANALYSIS

20.2.1 Lots: The subject parcels are existing lots of record that meet the zoning dimensional requirements of the Rural district. The proposed boundary line adjustment will maintain the conformity of both parcels. The existing frontage along Silent Way of both parcels will be maintained. This standard is met.

20.2.2 Character of Land for Subdivision: The subject parcels are existing lots located within a residential neighborhood. No additional development is proposed with this application. This standard is met.

20.2.3 Scattered or Premature Development: The subject parcels are existing lots along a Class V roadway in a residential neighborhood. Municipal utilities are available and the lots are within ~1,500 ft of Main St (Rt 12). This standard is met.

20.2.4 Preservation of Existing Features: A wetland delineation was done as part of the application and any future development will need to comply with the Surface Water Protection Overlay. A driveway design and building envelope exhibit are included with the application to demonstrate potential future residential development that conform with Article 11 Surface Water Protection Overlay of the Land Development Code. This standard is met.

20.2.5 Monumentation: The applicant states that lot monuments have been set to reflet the proposed boundary line adjustment. The monuments are set using best practices. This standard is met.

20.2.6 Special Flood Hazard Areas: Portions of both subject parcels are located within the 1% (100-year) flood hazard area. Any new development may be required to obtain a Floodplain Development Permit. This standard is met.

20.2.7 Fire Protection & Water Supply: An existing fire hydrant is located at the end of Silent Way, ~1,000 ft from the subject parcels. This standard is met.

20.2.8 Utilities: Municipal water is located within the Silent Way right-of-way. A 10-ft sewer easement is located along the common boundary line of the subject parcels. The easement contains a 12 in. municipal sewer line that serves the residential neighborhood to the east. This line could be used for a residential sewer connection. This standard is met.

Recommended Motion:

If the Board is inclined to approve this request, the following motion is recommended:

"Approve PB-26-27 as shown on the plan set prepared by Paquin Land Surveying, PLLC at a scale of 1"=30' on March 5, 2026 and last revised on October 10, 2026 with the following conditions:

1. **Prior to the final approval and signature of the plans by the Planning Board Chair, the following conditions precedent shall be met:**
    a. **Owner's/owners' signature(s) appear(s) on the plans.**
    b. **Submittal of four (4) full sized paper copies, two (2) mylar copies, and a flattened PDF version of the final plan set.**
    c. **Submittal of a check in the amount of $51.00 made out to the City of Keene to cover the cost of recording fees.**
    d. **Inspection of lot monuments by the Public Works Director, or in lieu of this, the submittal of a security in a form and amount acceptable to the Public Works Director to cover the cost of this inspection."**

CITY OF KEENE
NEW HAMPSHIRE

Planning Application

Project Number:	PB-26-27	**Date Submitted:**	August 6, 2026
Project Name:	Silent Way Boundary Line Adjustment	**Zoning:**	R
Project Address:	0 SILENT WAY	**Parcel Size:**	0
Parcel Number:	119011000000000		

Owner Information

ELIZABETH WALSH	80 SILENT WAY	KEENE NH 03431
Name	*Address*	*City/State/Zip*

Applicant Name	**Applicant Phone #**
Jason Bolduc	603-265-5532

Authorized Agent Name	**Authorized Agent Phone #**
Jason Bolduc	603-265-5532

Project Description
The project intends to transfer ~14,800 SF of land from lot 12 to lot 11 by adjusting the common lot line of the two existing parcels.

Attachments

Narrative & Plan Set		***Technical Reports***	
Narrative	Submitted	Drainage Report	Exemption Requested
Location Map	Submitted	Traffic Report / Analysis	Exemption Requested
Existing Conditions Plan	Submitted	Soil Analysis	Exemption Requested
Proposed Conditions Plan	Submitted	Historic Evaluation	
Grading Plan	Submitted	Screening Analysis	
Landscaping Plan	Exemption Requested	Architectural Analysis	
Lighting Plan		Other Reports / Analyses	N/A
Elevations / Renderings			

PAQUIN LAND SURVEYING, PLLC
1281 MAIN STREET, UNIT G, DUBLIN, NH 03444 • (603) 313-3858 • JED@PAQUINLANDSURVEYING.COM

OCTOBER 10, 2026

KEENE PLANNING BOARD
3 WASHINGTON STREET
KEENE, NH 03431

RE: PB26-27, LOT LINE ADJUSTMENT APPLICATION FOR ELIZABETH WALSH, TAX MAP 119, LOTS 11 AND 12

KEENE PLANNING BOARD:

I HAVE SUBMITTING A LOT LINE ADJUSTMENT APPLICATION ON BEHALF OF MY CLIENT, ELIZABETH WALSH, WHO IS THE OWNER OF LAND IDENTIFED AS TAX MAP 119, LOT 11 AND LOT 12, ALONG SILENT WAY, KEENE, NH.

20.2.1 LOTS – THE PROPOSED LOT LINE ADJUSTMENT WILL CREATE TWO LOTS THAT CONFORM TO PRESENT CITY OF KEEN ZONING REGULATIONS.

20.2.2 CHARACTER OF LAND FOR SUBDIVISION – THE APPLICANT OWNS EXISTING LOTS 11 AND 12 AND HAS PROVIDED A CUP PLAN TO SHOW A BUILDING SITE THAT COMPLIES WITH THE PRESENT ZONING REGULATIONS.

20.2.3 SCATTERED OR PREMATURE DEVELOPMENT – THIS IS NOT APPLICABLE SINCE THE LANDS ARE ALREADY IN EXISTENCE.

20.2.4 PRESERVATION OF EXISTING FEATURES – THE OWNER HAS WORKED WITH JASON BOLDUC, CWS #320 TO PROVIDE A CUP PLAN THAT HAS BEEN SUBMITTED HEREWITH THAT ADDRESSES THE PROPOSED DEVELOPMENT AS IT RELATES TO STEEP SLOPES, WETLANDS, TREE CUTTING, GRADING, ETC. TO BEST RETAIN EXISTING SITE FEATURES WHILE COMPLYING WITH THE ZONING REGULATIONS.

20.2.5 MONUMENTATION – EXISTING MONUMENTS ARE SHOWN ON THE LOT LINE ADJUSTMENT PLAT AND TWO MISSING LOT CORNERS WERE SET AS WELL AS A NEW LOT CORNER ON 10/9/2026. BY PAQUIN LAND SURVEYING, PLLC.

20.2.6 SPECIAL FLOOD HAZARD AREAS – THE LOCUS PARCELS ARE SUBJECT TO FEMA REGULATIONS AND THE AREA ON LOT 11 AFFECTED BY FLOODING HAS BEEN SHOWN ON THE CUP PLAN AS WELL AS THE LOT LINE ADJUSTMENT PLAN.

20.2.7 FIRE PROTECTION & WATER SUPPLY – THERE IS AN EXISTING FIRE HYDRANT AT THE END OF SILENT WAY NEARBY TO THE LOCUS PARCELS.

PAQUIN LAND SURVEYING, PLLC
1281 MAIN STREET, UNIT G, DUBLIN, NH 03444 • (603) 313-3858 • JED@PAQUINLANDSURVEYING.COM

20.2.8 UTILITIES – THE PRPOSED RESIDENTIAL DEVELOPMENT ON LOT 11 IS INTENDED TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER, WHICH IS AVAILABEL AT THE LOCUS AND WILL BE REVIEWED BY THE PUBLIC WORKS DEPARTMENT WHEN A BUILDING PERMIT IS SOUGHT.

SINCERELY,

Jedadiah Paquin

JEDADIAH PAQUIN, NHLLS #978

Owner Certification

I, ELIZABETH WALSH, CERTIFY THAT I AM THE OWNER OF TAX MAP 119, LOTS 11 & 12 AND APPROVE OF THIS SUBDIVISION

OWNER SIGNATURE:_____

DATE:_____

Approved By The Keene Planning Board

CHAIRMAN:_____

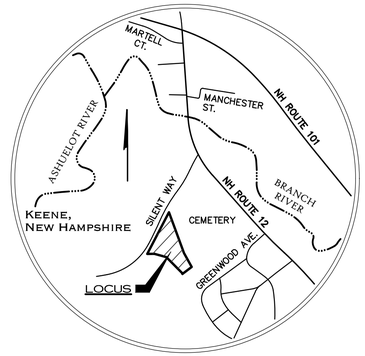
DATE:_____

SECRETARY:_____

DATE:_____

Lot Table

1. EXISTING TAX MAP 119, LOT 11, AREA: 185,450 SQUARE FEET OR 4.26 ACRES, FRONTAGE = 628.83 FEET
   PLUS PARCEL "A": 14,810 SQUARE FEET OR 0.34 ACRES, FRONTAGE = 0.0 FEET
   PROPOSED TAX MAP 119, LOT 11, AREA = 200,260 SQUARE FEET OR 4.60 ACRES, FRONTAGE = 628.83 FEET
2. EXISTING TAX MAP 119, LOT 12, AREA: 368,082 SQUARE FEET OR 8.45 ACRES, FRONTAGE = 169.093 FEET (PER PLAN REF. 1)
   LESS PARCEL "A": 14,810 SQUARE FEET OR 0.34 ACRES, FRONTAGE = 0.0 FEET
   PROPOSED TAX MAP 119, LOT 12, AREA = 353,272 SQUARE FEET OR 8.11 ACRES, FRONTAGE = 169.09 FEET



Locus Map

SCALE: 1"=1,000'±

Graphic Scale

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FEET

Legend

●	5/8" CAPPED REBAR SET 10/9/2026
Ⓢ	SEWER MANHOLE
3324/650	DEED VOLUME & PAGE
CCRD	CHESHIRE COUNTY REGISTRY OF DEEDS
HSCC	HISTORIC SOCIETY OF CHESHIRE COUNTY
PSNH 315/10	UTILITY POLE W/GUY WIRES, OVERHEAD LINES AND NUMBERS

Plan References

1. "BOUNDARY ADJUSTMENT PLAN PREPARED FOR JOHN E. JOSLIN REVOCABLE TRUST 2001 AND RUTH M. JOSLIN REVOCABLE TRUST 2001", BY DAVID A. MANN, REVISED DATE 6-10-13. (CCRD PLAN CABINET 13, DRAWER 9, #241)
2. "LAND OWNED BY SHELDON C. & ELEANOR E. HOLMES", BY ROY K. PIPER, DATED JULY 1980. (HSCC PLAN V 429)
3. "LOT OF W. F. HATTON", BY F. T. VAUGHN, SURVEYOR, DATED SEPT. 1911. (HSCC PLAN C556)
4. "PLAN OF LANDS OF ST JOSEPHS CEMTERY", BY SAMUEL WADSWORTH, DATED 1906.

Surveyor's Certification

THIS SURVEY AND PLAT WERE PRODUCED BY THIS OFFICE FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE THAT MEETS OR EXCEEDS THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR URBAN AREAS AS DEFINED IN TABLE 500.1, "ACCURACY MEASUREMENTS, LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY," BY THE STATE OF NEW HAMPSHIRE, AND IS BASED ON INFORMATION RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS, KEENE CITY HALL, HISTORIC SOCIETY OF CHESHIRE COUNTY AND PHYSICAL EVIDENCE FOUND.

THIS IS A LOT LINE ADJUSTMENT SURVEY AND IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Survey Notes

1. THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT BETWEEN LANDS OF TAX MAP 119, LOT 11 AND LOT 12, KEENE, NH IN ORDER TO ACCOMODATE THE PLACEMENT OF A PROPOSED RESIDENTIAL DWELLING THEREON.
2. SILENT WAY IS A CLASS V PUBLIC WAY. THE RIGHT-OF-WAY WIDTH IS SHOWN HERON BASED ON PLAN REFERENCE 1. IT WAS ORIGINALLY LAID OUT DECEMBER 24, 1838 IN VOLUME 1, PAGE 70 OF THE CITY OF KEENE ROAD RECORDS TWO RODS WIDE FROM THE CENTER OF MAIN STREET SOUTH 23° WEST, 20 RODS 15 LINKS (339.9 FEET) TO THE FORMER THOMPSON FARM, WHICH FARM LIES APPROXIMATELY 1,100 FEET NORTHEAST OF THE ACCESS TO THE LOCUS PARCEL SHOWN HEREON. THE RIGHT-OF-WAY OF SILENT WAY SHOWN ALONG THE LOCUS PARCEL HEREON IS BASED ON PRIOR DEED CALLS WITHIN THE LOCUS CHAIN OF TITLE.
3. NOVEMBER 2025 CITY OF KEENE ZONING INFORMATION
   RURAL DISTRICT
   MINIMUM LOT AREA: 2 ACRES
   MINIMUM FRONTAGE: 50'
   FRONT, SIDE & REAR BUILDING SETBACK: 50'
   WETLAND DISTRICT
   75' TO STRUCTURES
   30' TO DRIVEWAYS PER SECTION 11.5.15 ()
4. WETLANDS SHOWN HEREON WERE DELINEATED BY JASON C. BOLDUC, CWS #320 ON OCTOBER 10, 2025, IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1) ALONG WITH THE NORTHEAST REGIONAL SUPPLEMENT.
5. CERTAIN PORTIONS OF THE LOCUS LIE WITHIN THE FEMA ZONE AE, DEFINED AS 1% CHANCE OF FLOODING WITH A BASE FLOOD ELEVATION OF 471.2' (NAVD88) WITHIN THE LOCUS AREA. THE REMAINING PORTION OF THE LOCUS LANDS ARE ZONE X, DEFINED AS AREAS OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA ON FEMA FLOOD MAP 33005C0267E, WITH AN EFFECTIVE DATE OF MAY 23, 2006.

MAP 119, LOT 20
STEVEN Y. AND LEAH L. WALSH
80 SILENT WAY
KEENE, NH 03431
(1652/588)

8" X 12" GRANITE BOUND FOUND DOWN 3"

S18°50'12"E 577.83'

TOP OF BANK

MAP 114, LOT 17
ROMAN CATHOLIC BISHOP OF MANCHESTER NH
153 ASH STREET
KEENE, NH 03104
(419/139 AND 278/218)

MAP 119, LOT 11
ELIZABETH WALSH
80 SILENT WAY
KEENE, NH 03431
(3324/650, TRACT II)

MAP 119, LOT 18
STEVEN Y. AND LEAH L. WALSH
80 SILENT WAY
KEENE, NH 03431
(1652/588)

N28°36'55"E 628.83'

MAP 119, LOT 17
DONALD P. BROSSEAU
90 SILENT WAY
KEENE, NH 03431
(958/361)

PSNH 315/8

SILENT WAY

EDGE OF JURISDICTIONAL WETLANDS (TYP.)

EXISTING ACCESS ROAD

ASPHALT DRIVEWAY

EDGE OF ASPHALT

MAP 119, LOT 15
THE RONALD J. COTE AND DIXIE J. COTE REVOCABLE TRUST OF 2022
96 SILENT WAY
KEENE, NH 03431
(3228/1092)

ASPHALT DRIVEWAY

PSNH 315/10

N43°58'08"E 71.89'

10' WIDE SEWER EASEMENT SHOWN PER 366/153 AND PLAN REF. 1

INV: 466.97'
12" HDPE

INV: 466.11'
12" HDPE

S88°45'46"W 92.07'

42" PINE

MAPLE CLUSTER

36" PINE

42" PINE

LOT LINE TO BE ELIMINATED
S74°49'14"E 165.00'
N74°49'14"W 165.00'

2-1/2" IRON PIPE IN CONCRETE FOUND DOWN 24"

S78°54'28"W 12.57'

12' PER 316/456

S28°26'34"E 217.16'

IT IS MY PROFESSIONAL OPINION THIS HATCHED AREA IS STILL OWNED BY THE HEIRS OF CLARK KNAPP. I COULD NOT FIND A REFERENCE TO A DEED WHEREBY CLARK CONVEYED TITLE TO THIS 12 FEET WIDE STRIP OF LAND AT THE CHESHIRE REGISTRY OF DEEDS.

5/8" REBAR FOUND DOWN 1"

S61°08'05"W 135.20'

ZONE AE, BFE=471.2'

ZONE AE, BFE=471.2'

75'

DEED TRACT LINE PER 317/142
DEED TRACT LINE PER 316/456

36" PINE

BULDING SETBACK

50'

MAP 119, LOT 8
PAMELA JO COOKE
45 GREENWOOD AVENUE
KEENE, NH 03104
(2287/921)

1-1/2" IRON PIPE IN FOUND DOWN 10" BENT NORTHWESTERLY -NOT HELD

LOT LINE TO BE ELIMINATED
S44°34'14"E 297.99'
N44°34'14"W 297.99'

PROPOSED AREA OF ADJUSTMENT:
14,810 SQUARE FEET
0.34 ACRES

S57°45'05"E 248.56'
N57°45'05"W 248.56'

10' WIDE SEWER EASEMENT SHOWN PER 366/102 AND PLAN REF. 1

EXISTING ACCESS ROAD

S52°09'30"E 200.26'
N52°09'30"W 200.26'

MAP 119, LOT 12
ELIZABETH WALSH
80 SILENT WAY
KEENE, NH 03431
(3324/650, TRACT I)

N
E
W
MAGNETIC 2025

STATE OF NEW HAMPSHIRE
JASON C. BOLDUC
No. 320
CERTIFIED WETLAND SCIENTIST
SIGNATURE

STATE OF NEW HAMPSHIRE
No. 978
JEDADIAH A. PAQUIN
LICENSED LAND SURVEYOR
SIGNATURE

NO.	DATE	REVISION	BY
5	10/10/26	OWNER CERTIFICATION AND CORNER MARKERS SET	JAP
4	8/18/26	FULL PERIMETER OF LOT 11, CHANGED SCALE, LOT TABLE	JAP
3	7/29/26	ADJUSTMENT AREA	JAP
2	6/29/26	SURVEY NOTE 5	JAP
1	4/29/26	PROPOSED HOUSE LOCATION AND PROPOSED LOT LINE ADJUSTMENT AREA	JAP

Lot Line Adjustment Exhibit

PREPARED FOR
Elizabeth Walsh
BETWEEN LAND IDENTIFIED AS
Tax Map 119, Lot 11 & Lot 12
Silent Way, Keene, Cheshire County, New Hampshire

Paquin Land Surveying, PLLC
1281 Main Street, Unit G, Dublin, NH 03444
Jed@PaquinLandSurveying.com (603) 313-3858

© 2026

DATE PLAN: 3/5/2026
DATE SURVEY: 10/25-2/26
DRAWN BY: JAP
SCALE: 1"=30'
CAD FILE #: 25-38 LLA

ACER Environmental LLC

/ 603-265-5532
/ acerenvironmental.com
/ jbolduc@acerenvironmental.com

Abutters List

Map 119 Lot 11

Silent Way, Keene, NH

Parcel Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
114-017-000-000-000	0 MAIN ST.	ROMAN CATHOLIC BISHOP OF MANCHESTER NH		153 ASH ST.	MANCHESTER	NH	03104
114-018-000-000-000	80 SILENT WAY	WALSH STEVEN Y.	WALSH LEAH L.	80 SILENT WAY	KEENE	NH	03431
114-020-000-000-000	0 SILENT WAY	WALSH STEVEN Y.	WALSH LEAH L.	80 SILENT WAY	KEENE	NH	03431
119-008-000-000-000	45 GREENWOOD AVE.	COOKE PAMELA JO		45 GREENWOOD AVE.	KEENE	NH	03431
119-012-000-000-000	0 SILENT WAY	WALSH ELIZABETH		80 SILENT WAY	KEENE	NH	03431
119-013-000-000-000	135 SILENT WAY	WILSON AUDRA J		135 SILENT WAY	KEENE	NH	03431
119-015-000-000-000	166 SILENT WAY	JOSLIN JOHN E. REV. TRUST	JOSLIN RUTH M. REV. TRUST	166 SILENT WAY	KEENE	NH	03431
119-016-000-000-000	96 SILENT WAY	COTE RONALD J & COTE DIXIE J REV TRUST		RONALD J & DIXIE J COTE TTEES	KEENE	NH	03431
119-017-000-000-000	90 SILENT WAY	BROSSEAU DONALD P		90 SILENT WAY	KEENE	NH	03431-4729

ACER
Environmental LLC

/ 603-265-5532
/ acerenvironmental.com
/ jbolduc@acerenvironmental.com

Agent	Acer Environmental LLC	C/O Jason C. Bolduc		19 Hubbard Hill Road	Greenville	NH	03048
Land Surveyor	Paquin Land Surveying, PLLC	C/O Jedadiah Paquin		1281 Main Street, Unit G	Dublin	NH	03444
Owner (119-11)		Elizabeth Walsh		80 Silent Way	Keene	NH	03431

CITY OF KEENE
NEW HAMPSHIRE

Meeting Date: October 26, 2026

To: Planning Board

From: Megan Fortson, Planner

Through: Mari Brunner, Senior Planner

Subject: **PB-26-29 - Major Site Plan - Fast Food Restaurant, 348 Winchester St - Applicant Bohler Engineering, on behalf of owner Riverside Improvements LLC, proposes to demolish the former Rite Aid building and construct an ~4,576-sf fast food restaurant with a drive-thru on the parcel at 348 Winchester St (TMP #111-004-000). Waivers are requested from Section 21.6.2.B and Section 21.7.4.B.1 of the Land Development Code. The building is located in Riverside Plaza, which is ~18.7-ac in size and is located in the Commerce District.**

Recommendation:

To review the attached updated staff report and revised application materials in preparation for the continued public hearing

Attachments:

1. Staff Report
2. Response to Planning Staff's Comments
3. Response to City Engineer's Comments
4. Plan Set - Revised
5. Drainage Report - Revised
6. Vehicle Stacking Exhibit
7. Canopy Light Specification Sheet
8. Downlight Specification Sheet

Background:

The Planning Board opened the public hearing for this application on September 28, 2026. Based on the staff comments provided by the City Engineer and outlined by Planning Staff during their presentation, the Board voted to continue the application to October 26, 2026. Since then, Planning Staff have been working with the applicant and City Engineer to address questions related to drainage and stormwater management, vehicle stacking capacity, landscaping to screen the detention basin, and proposed lighting levels.

The initial application materials can be found in the Planning Board agenda packet for the September

28, 2026 meeting on the City website. The applicant has submitted 2 response letters to City Staff comments, a revised plan set, an updated drainage report, light fixture specification sheets, and a vehicle stacking length exhibit, all of which are included as attachments to this staff report.

STAFF REPORT – CONTINUED PUBLIC HEARING

PB-26-29 – MAJOR SITE PLAN – FAST FOOD RESTAURANT, 348 WINCHESTER ST

Request:

Applicant Bohler Engineering, on behalf of owner Riverside Improvements LLC, proposes to demolish the former Rite Aid building and construct an ~4,576-sf fast food restaurant with a drive-thru on the parcel at 348 Winchester St (TMP #111-004-000). Waivers are requested from Section 21.6.2.B and Section 21.7.4.B.1 of the Land Development Code related to screening drive-thru lanes and canopy lighting. The property is ~18.7-ac and is in the Commerce District.

Background:

The Planning Board opened the public hearing for this application on September 28, 2026. Based on the staff comments provided by the City Engineer and outlined by Planning Staff during their presentation, the Board voted to continue the application to October 26, 2026. Since then, Planning Staff have been working with the applicant and City Engineer to address questions related to drainage and stormwater management, vehicle stacking capacity, landscaping to screen the detention basin, and proposed lighting levels.

The initial application materials can be found in the Planning Board agenda packet for the September 28, 2026 meeting on the City website. The applicant has submitted 2 response letters to City Staff comments, a revised plan set, an updated drainage report, light fixture specification sheets, and a vehicle stacking length exhibit, all of which are included as attachments to this staff report.

Updated Engineering Staff Comments:

1. The narrative indicates there is a decrease in impervious surface area, but by measuring areas on the current site plan, it appears that there is actually an increase of ~120-sf of impervious area. This change in impervious area should be confirmed and/or clarified for the record.
2. The bioretention system is linked and does not provide treatment by infiltration, in light of this the system would not function as a BioISR as referenced in the drainage report. This discrepancy should be corrected in the report and narrative for the record.
3. Based on the stormwater modeling, only ~50% of the impervious area within the project site is captured and treated. This is an improvement from the existing conditions where no existing impervious area is treated; however, it should be noted that the treatment of impervious surface is limited to roughly 50% of the project area.

APPLICATION ANALYSIS

21.2 **Drainage:** In his memo dated September 17, 2026, the City Engineer provided 12 comments related to the drainage and stormwater measures for the proposed fast-food restaurant. These comments requested that the applicant provide specifications and alternations to the proposed utilities, hydraulic modeling, vehicle turning movements, and treatment of stormwater runoff. In response to these comments, the Applicant submitted a revised plan set, drainage report, and response letter on October 8, 2026. These revised materials were reviewed by the City Engineer, who provided the additional comments included above. During correspondence with Planning Staff, the City Engineer noted that his updated comments are minor and mostly informational for the Board and should be

included in the record for this project. With regard to comment #3, he stated that only about 50% of the impervious area on the site is proposed to be treated in the post-development conditions; however, currently none of the stormwater runoff on the site is treated, which is an improvement. Under ideal conditions, 100% of the stormwater runoff from the site would be treated prior to leaving the site.

Planning Staff recommend that the Board include condition of approval related to the submittal of updated materials addressing the few remaining comments from the City Engineer as well as the submittal of a security to cover the cost of as-built plans and sediment/erosion control measures associated with this project.

21.5 **Landscaping:** The landscaping plan has been updated to include 21 additional plantings along the eastern side of the detention basin including 10 compact inkberry shrubs, 5 red twig dogwoods, and 7 dense yews. The Board will need to make a determination as to whether this additional landscaping will sufficiently screen the northern portion of the drive-thru from view of Winchester St. Planning Staff recommend that conditions of approval related to the submittal of a security to cover the cost of landscaping and the completion of initial/final landscaping inspections be included in the motion.

21.6 **Screening:** Updated information about the proposed screening for the drive-thru lanes is addressed under Section 21.5 above. During the deliberation for this application, the Board will need to make a determination as to whether a waiver should be granted from Section 21.6.2.B of the Land Development Code (LDC) regarding the location of the drive-through adjacent to the public right-of-way (Winchester St). The waiver request is included as an attachment to this staff report and the waiver criteria are included below.

"26.12.14 Waivers

A. Unless otherwise set forth in this LDC, the Planning Board may grant a waiver from strict compliance with provisions of the Site Development Standards in Article 21 or site plan review standards in Section 26.12, on a case by-case basis, so long as the Board finds, by majority vote, that:

1. Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or,

2. Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

3. In granting a waiver, the Planning Board may require any mitigation that is reasonable and necessary to ensure that the spirit and intent of the standard being waived will be preserved, and to ensure that no increase in adverse impacts associated with granting the waiver will occur."

21.7 **Lighting:** An updated photometric plan showing reduced lighting levels around the site has been submitted by the Applicant. The maximum lighting level at the drive thru canopy has been reduced 20.2-fc and the average for this area has been reduced to 13.42-fc where a max of 12.5-fc is permitted. At the window canopy, the max lighting level has been reduced to 15.74-fc and the average lighting level has been reduced to 8.53-fc, which is below the 12.5-fc requirement. Additionally, an updated specification sheet for the wall

sconces around the perimeter of the building was submitted confirming that the downlight-only version of the fixture will be used. Table 1 outlines the required, previously proposed, and updated lighting specifications.

At this time, a waiver from Section 21.7.4.B.1 of the LDC is only needed for the proposed 13.42-fc average lighting level at the drive thru canopy adjacent to Winchester St. The Board will need to make a determination as to whether the Applicant has sufficiently reduced the lighting levels in an effort to comply with the 12.5-fc average allowed. They will also need to decide whether the waiver criteria included under Section 26.12.14 have been met. If the Board is inclined to grant this waiver, Planning Staff recommend that a maximum 13.42-fc average is permitted for this portion of the site.

Table 1. Required, previously proposed, and updated lighting specifications.

Location on Site	Max Light Levels (fc)			Average Light Levels (fc)			Uniformity Ratio		
	Required	Previously Proposed	Updated	Required	Previously Proposed	Updated	Required	Previously Proposed	Updated
North Parking Lot	N/A	3.8	3.8	Max 3.5	1.52	1.52	Max 5:1	3:1	3.04:1
South Parking Lot	N/A	5.1	5.1	Max 3.5	2.14	2.14	Max 5:1	4.3:1	4.28:1
Drive Thru Canopy	N/A	37.2	20.2	Max 12.5	24.92	13.42	N/A	1.8:1	1.74:1
Window Canopy	N/A	28.9	15.74	Max 12.5	15.74	8.53	N/A	3.2:1	2.84:1
North Walkway	Max 5	3.4	3.4	Min 0.5	1.45	1.45	N/A	14.5:1	14.50:1
South Walkway	Max 5	3.9	3.9	Min 0.5	2.31	2.31	N/A	4.6:1	4.62:1

21.9 **Traffic & Access Management:** The Applicant has submitted an exhibit showing that approximately 48 vehicles can queue in the drive-thru lane and travel aisles before impacting traffic entering the plaza through the Winchester St & Key Rd roundabout. During correspondence with City Staff, the Applicant noted that fast-food employees may be working in the drive-thru lanes year round with the exception of during severe weather conditions. He stated that employees are typically outside during peak business hours, which can vary based on the day. Planning Staff have spoken with the Applicant about potentially adding a painted lane separator in the middle of the northern travel aisle (Fig. 1) to ensure that vehicles entering the drive-thru lane will not be blocking vehicles backing out of parking spaces on the northern portion of the site. The Applicant seemed amenable to including this detail on the plans, so Staff recommend that the submittal of an updated plan showing this additional lane demarcation be included as a condition of approval.

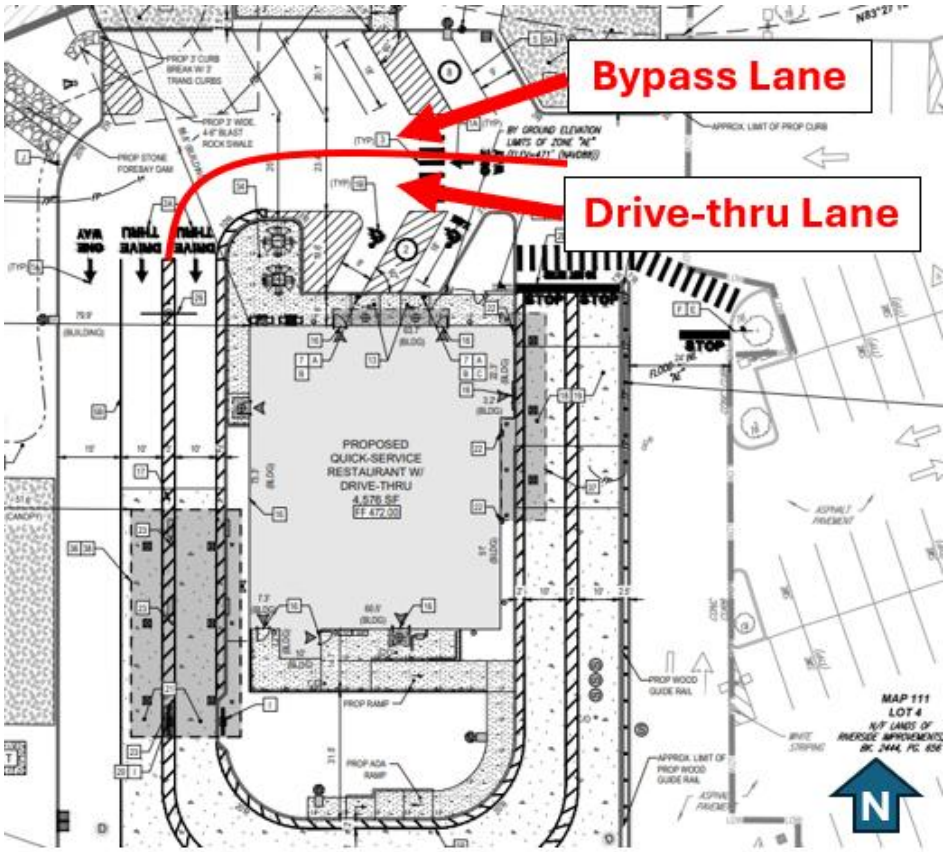


Fig. 1. An excerpt from the proposed conditions plan showing where a pavement marking separating the two lanes of traffic could be added on the northern portion of the site.

Recommended Motions:

If the Board is inclined to approve this application, the following motions are recommended:

Screening Waiver: *"Move to grant a waiver from Section 21.6.2.B of the Land Development Code to allow the proposed drive-thru to be located along western building façade adjacent to Winchester St."*

Lighting Waiver: *"Move to grant a waiver from Section 21.7.4.B.1 of the Land Development Code to allow for a maximum average lighting level of 13.42-fc at the drive through canopy where 12.5-fc is allowed."*

Site Plan: *"Move to approve PB-2026-29 as shown on the plan set identified as 'Quick-Service Restaurant with Drive-Thru' prepared by Bohler Engineering at varying on scales on August 20, 2026 and last revised on October 8, 2026 with the following conditions:*

1. *Prior to final approval and signature of the plans by the Planning Board Chair, the following conditions shall be met:*
    a. *Owner's signature appears on the title page and site plan.*
    b. *Submittal of five (5) full-sized paper copies and a PDF version of the final plan set and elevations.*

c. *Submittal of a security to cover the cost of landscaping, sediment and erosion control measures, and as-built plans in a form and amount acceptable to the Community Development Director.*

d. *Submittal of an updated narrative and drainage report addressing the remaining staff comments provided by the City Engineer.*

e. *Submittal of an updated site plan showing two separate lanes for traffic entering the fast-food restaurant from the northeastern corner of the project area.*

2. *Subsequent to final approval and signature of the plans by the Planning Board Chair, the following conditions shall be met:*

   a. *Prior to the commencement of work, all sediment and erosion control measures shall be installed and inspected by the Community Development Department.*

   b. *Prior to the issuance of a building permit, a Floodplain Development Permit shall be obtained from the Community Development Department.*

   c. *Following the installation of plantings, an initial landscaping inspection shall be performed to ensure that the correct species and quantities have been installed in the approved locations.*

   d. *One year following the installation of all plantings, a final landscaping inspection shall be performed to ensure that all plantings are in good health."*

50 Washington Street, Suite 2000
Westborough, MA 01581
508.480.9900

October 8, 2026 *Via Electronic Mail and FedEx*

City of Keene
Planning Board
3 Washington Street
Keene, NH 03431

Attn: Megan Fortson, Planner

Re: Response to Comments (email 9/29/26)
348 Winchester Street
Keene NH 03431

Dear Ms. Fortson:

Bohler Engineering is in receipt of your email dated September 29, 2026, following the public hearing on September 28th. On behalf of the Applicant, Riverside Improvements, LLC, Bohler offers the following responses. For clarity, the original comments are in italics, while our responses are directly below in bold type.

1. *City Engineer's Comments. Please submit an updated plan set, a response letter, and an updated stormwater report and calculations that address Bryan's comments.*

   Response: **The plans have been revised along with the stormwater report and supporting information. This is all being uploaded to the portal and also sent along to Bryan. A comment response letter to his last round of comments was also prepared and uploaded.**

2. *Lighting. Please speak with your client to see if the average lighting levels around the canopy can be reduced to be closer to the 12.5-fc max average allowed per Section 21.7.4.B.1 of the Land Development Code (LDC). Additionally, please confirm that the wall sconces proposed around the perimeter of the building will only be illuminated on the bottom. An updated photometric plan addressing these changes will need to be submitted.*

   Response: **Our office has coordinated with the design team and lighting manufacturer. Currently the canopy lighting has an 11,000 lumen driver. The manufacturer has a 5,000 lumen driver option which has now been incorporated into the lighting design. This does significantly reduce the Fc values directly under the canopy. The max Fc has been reduced from 37 to 20 with the average reducing from 26 to 15 Fc. The cut sheet with the lumen driver indicated has also been uploaded.**

   Also, the uplighting spec has been changed to the downlight only version. That cut sheet has also been uploaded to the portal as part of this response packet.

3. *Landscaping. Please show the installation of additional landscaping along the eastern side of the detention basin.*

   Response: The landscape plan has been updated to include additional shrubs between the proposed curb edge and the bioretention basin. The plans propose:
   - Ten (10) compact inkberry
   - Five (4) red twig dogwood
   - Seven (7) dense yews

4. *Vehicle Stacking. Please submit an exhibit showing the number of vehicles that can be accommodated in the drive-thru queue lanes without impacting traffic entering the plaza through the roundabout to the northwest. Additionally, please submit an updated narrative that includes information about the anticipated processing time for vehicles in the drive-thru lanes.*

   Response: **This stacking exhibit has been prepared and uploaded to the permit portal. The narrative on the processing times will need to be further discussed. The client mentioned this is propriety information but the drive-thru have been sized to meet the future tenant needs based on their prototype requirements.**

We trust the above as well as the attached information is sufficient for your continued review of the project. Should you have any questions or require additional information, please do not hesitate to contact us at (508) 480-9900.

Sincerely,

BOHLER, LLC

Joey Fonseca

BOHLER

50 Washington Street, Suite 2000
Westborough, MA 01581
508.480.9900

October 8, 2026 *Via Electronic Mail and FedEx*

City of Keene
Planning Board
3 Washington Street
Keene, NH 03431

Attn: Megan Fortson, Planner

Re: Response to Comments 2
348 Winchester Street
Keene NH 03431

Dear Ms. Fortson:

Bohler Engineering is in receipt of City of Keene, various department comments on the above-referenced project dated September 17, 2026. On behalf of the Applicant, Riverside Improvements, LLC, Bohler offers the following responses. For clarity, the original comments are in italics, while our responses are directly below in bold type.

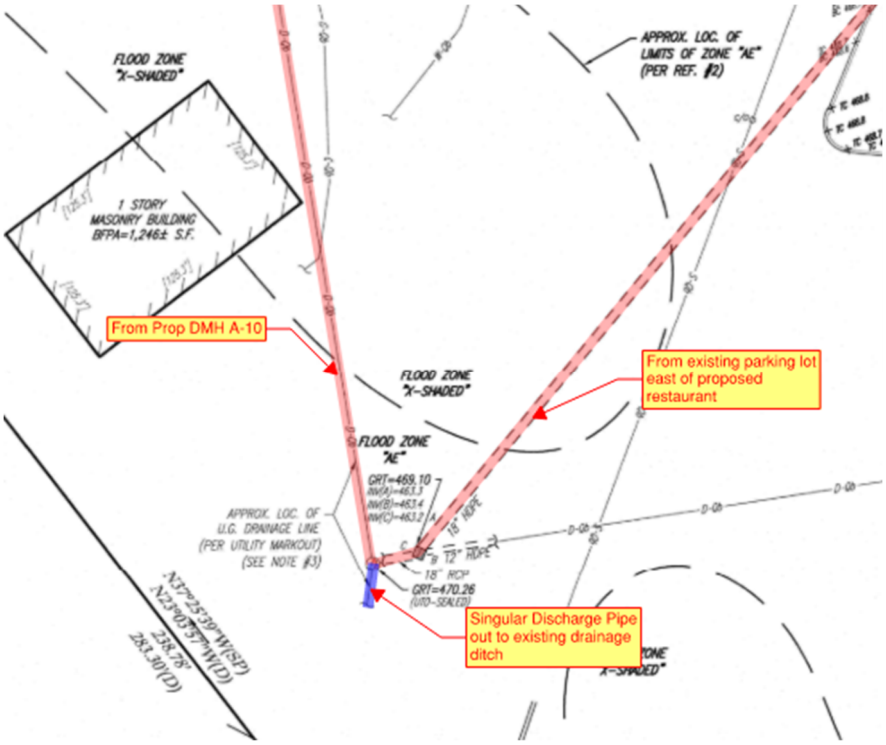
Engineering

Comment 1. *The culvert sizing appears to account for an open culvert condition not a closed interconnected stormwater condition as designed. It is unclear why the culverts are not included in the stormwater model. Additionally, the Bioretention Pond is modeled a free-flowing outlet but also connects to downstream culverts, if a tailwater condition existed the pond might not be sufficiently sized for the hydraulic conditions, all culverts need to be modeled in the HydroCAD model in lieu of including sub catchment areas in the hydraulic model.*

Response: **All culverts and drainage structures have been included in the updated HydroCAD stormwater model. The Bioretention Pond is not anticipated to be impacted by a tailwater condition and is adequately sized for the anticipated hydraulic conditions.**

Comment 2. *The preconstruction conditions for the stormwater model calculate the entire site runoff as one stormwater tributary but must be broken out to all of the discharge points to the existing system to confirm no increases to those discharge points.*

Response: **The existing system ultimately conveys stormwater to one (1) discharge point, a drainage ditch located in the southeast corner of the property. For purposes of modeling the existing and proposed stormwater models, this condition was kept to analyze the total runoff flowing to this one discharge point. Please refer to drawing number 2 of the ALTA/NSPS Land Title Survey prepared by Control Point Associates. A snippet of the singular discharge point of connection is provided below.**



Comment 3. *The proposed domestic water service is in conflict with the ET&C lines, at a minimum 3' between utilities is required to be provided.*

Response: **The proposed ET&C lines have been relocated and out of conflict with the domestic water service.**

Comment 4 *The stormwater model accounts for infiltration but the infiltration rate and groundwater level have not been determined to confirm this is feasible for the design. The applicant's engineer has responded that a test pit will be performed prior to construction, given that this is the basis for the design of this drainage system this is required to be confirmed as part of the design.*

Response: **Our design includes exfiltration in the stormwater model to convey stormwater flow through the bioretention media and through the underdrain. This BMP is planned to be Bioretention with internal storage. As shown below from the proposed HydroCAD model, the exfiltration is routed through Device 2 (The primary 12" culvert), it is not discarded from the operation as exfiltration to the ground below the perforated pipe.**

Device	Routing	Invert	Outlet Devices
#1	Device 2	464.33'	**2.410 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	464.33'	**12.0" Round Culvert A-12** L= 99.2' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 464.33' / 463.34' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#3	Device 2	468.40'	**24.0" x 24.0" Horiz. Orifice/Grate OCS A-12** C= 0.600 Limited to weir flow at low heads

Also, the updated landscape plan has removed the note for the bottom of the basin to receive 6-inch topsoil and hydroseed.

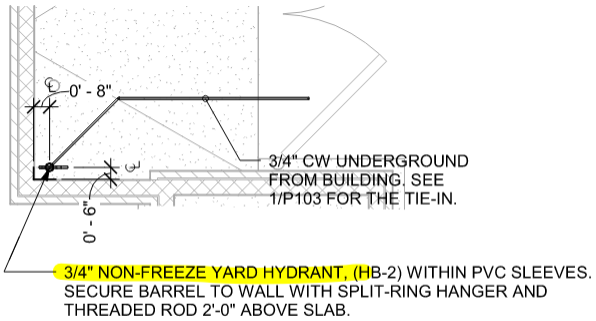
Comment 5. *Based on the provided turning movements it appears that an emergency response and delivery vehicle cannot maneuver the site without impacting parked cars in the lot.*

Response: **The proposed delivery vehicle will be dropping off restaurant deliveries off-hours, when the commercial plaza and proposed restaurant will have limited use of the parking spaces. The parking spaces in front of the restaurant that the delivery vehicle travels through are not anticipated to be occupied during times of delivery.**

The fire truck turn exhibit has been updated to show the vehicle will traverse the proposed site without impeding on proposed parking stalls.

Comment 6. *The response to comment #14 references a yard hydrant detail but no detail of the hydrant is provided. Additionally it should be clarified on whether this is intended to be a hose bib, which it is assumed to be based on the ¾" water service or a yard hydrant.*

Response: **As previously stated, this ¾" service leading to the trash enclosure is for the yard hydrant location within the enclosure. The architect uses the term 'yard hydrant' but is commonly known as a hose bib. This connection is for employees to attach a generic garden hose. The house bib will be frost protected. See generic detail below for the proposed yard hydrant.**



Comment 7. *(Previous comment #17 not addressed) A large portion of the parking lot drainage area and building roof drains are directed to the existing drain infrastructure in the adjacent parking lot with no pre-treatment, which contradicts the drainage report. The applicant's engineer has responded that this is an existing condition. This existing condition is required to be corrected for the proposed development to provide treatment for the developed site.*

Response: **The treatment train has been revised. The proposed stormwater BMP (Bioretention with internal storage) and the water quality device (Contech Jellyfish) will treat approximately 76% of the proposed developed project area. Under the existing condition, all stormwater generated from the project area is untreated.**

Comment 8. *The list of "anticipated" permits should be revised to obtained permit and associated numbers and required permits for construction and also list a public work excavation and utility connection permits and a grease trap permit, as previously commented by Public Works.*

Response: **The cover sheet C-000 has been updated to provide the additional anticipated permits in comment 8 above.**

Comment 9. *The applicant's engineer has responded that a minimum of 12-inches of cover, the minimum pipe cover is recommended to be provided in accordance with pipe manufacturer recommendations, or alternative pipes should be provided.*

Response: **CB B-21 has been replaced with a curb break and rip-rap slope conveying surface runoff to Forebay FB-1.1. The ground cover issue has been resolved.**

Comment 10. *The plans provide a fire hydrant detail, but the existing hydrant is specified to be reused, please remove the detail or update the hydrant and gate valve detail to match City of Keene Public Works standards.*

Response: **The fire hydrant detail has been eliminated from the detail sheet. The existing hydrant and valve are proposed to remain.**

Comment 11. *Site specific soils for the site are required to be confirmed by a Soil Scientist licensed in the State of New Hampshire (prior comment #39 not addressed).*

Response: **This project is not anticipated to be filed for AoT and a site specific soils plan is not anticipated. An NRCS Soils Map and report was previously provided in the Drainage Report and has been included in the most recent revision attached to this response letter.**

Comment 12. *The hydraulic model demonstrates sufficient capacity for the 100-year storm event but is also required to provide 1foot of freeboard without overtopping in the 50-year storm event.*

Response: **The berm of the pond has been increased to an elevation of 468.75'. Under the 50-year storm event, the maximum elevation of ponding is 467.60', with greater than 1.0' of freeboard provided in the bioretention pond.**

We trust the above as well as the attached information is sufficient for your continued review of the project. Should you have any questions or require additional information, please do not hesitate to contact us at (508) 480-9900.

Sincerely,

BOHLER, LLC

Joey Fonseca

PROPOSED SITE PLAN DOCUMENTS

FOR

RIVERSIDE IMPROVEMENTS, LLC

PROPOSED

QUICK SERVICE RESTAURANT W/ DRIVE-THRU

LOCATION OF SITE

354 WINCHESTER STREET

TOWN OF KEENE, NH 03431

MAP #111, PARCEL #004

REFERENCES AND CONTACTS

REFERENCES

- BOUNDARY & TOPOGRAPHIC SURVEY:
  CONTROL POINT ASSOCIATES, INC.
  352 TURNPIKE ROAD
  SOUTHBOROUGH, MA 01772
  DATED: 05-15-2026
  01-12853-03
  ELEVATIONS: NAVD 1988
- GEOTECHNICAL INVESTIGATION
  REPORT
  AMESTOIC ASSOCIATES, INC.
  2 EXECUTIVE PARK DRIVE, SUITE 202
  BEDFORD, NH 03110
  DATED: 04-30-2026
- ARCHITECTURAL PLAN
  HKA AE, LTD.
  1708 S. WALTON BLVD., SUITE 5
  BENTONVILLE, AR 72712
  DATED: MM/DD/YY

GOVERNING AGENCIES

- PLANNING, ZONING COMMITTEE
  3 WASHINGTON STREET
  KEENE, NH 03431
  PHONE: (603) 352-9504
  FAX: N/A
- BUILDING DEPARTMENT
  3 WASHINGTON STREET
  KEENE, NH 03431
  PHONE: (603) 352-5340
  FAX: N/A
- FIRE DEPARTMENT
  31 VERNON STREET
  KEENE, NH 03431
  PHONE: (603) 352-8851
  FAX: (603) 355-5666

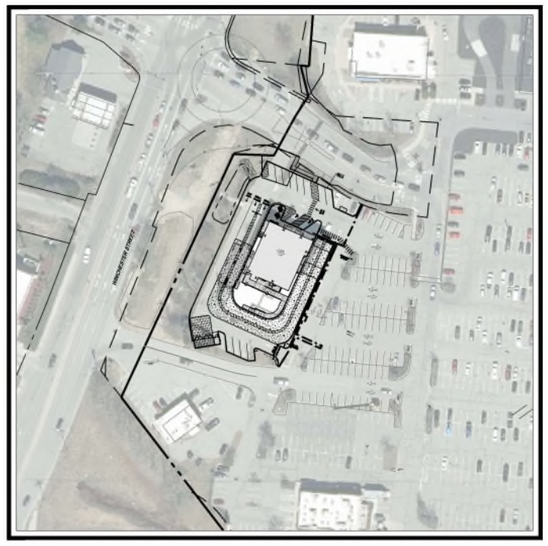
ROW JURISDICTION

- TRAFFIC, STORMWATER, WATER & SEWER
  DEPARTMENT OF PUBLIC WORKS (DPW)
  350 MARLBORO STREET
  KEENE, NH 03431
  PHONE: (603) 352-8550
  FAX: N/A

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS



USGS MAP
SCALE: 1" = 1,000
SOURCE: KEENE, NH
USGS QUADRANGLE 2024



AERIAL MAP
SCALE: 1" = 100'
SOURCE: GRANITVIEW AERIAL IMAGERY 2021

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-000
GENERAL NOTES	C-001
JURISDICTIONAL NOTES AND LEGEND	C-002
ALTA SURVEY (3 SHEETS) (BY OTHERS)	C-100
DEMOLITION PLAN	C-101
SITE PLAN	C-200
GRADING PLAN	C-300
DRAINAGE PLAN	C-301
UTILITY PLAN	C-500
EROSION AND SEDIMENT CONTROL PLAN	C-800
EROSION AND SEDIMENT CONTROL DETAILS	C-801
CLIENT STANDARD DETAILS	C-900 - C-903
CONSTRUCTION DETAILS	C-904 - C-908
LANDSCAPE PLAN	L-100
LANDSCAPE NOTES AND DETAILS	L-101
LIGHTING PLAN	T-100
LIGHTING DETAILS	T-101
TOTAL SHEETS	26

ANTICIPATED PERMITS:

- 26.12 PLANNING BOARD SITE PLAN REVIEW
- 26.17 FLOODPLAIN DEVELOPMENT PERMIT
- 26.18 SIGN PERMIT
- BUILDING/HEALTH PERMIT
- PUBLIC WORKS EXCAVATION PERMIT
- UTILITY CONNECTION PERMIT
- GREASE TRAP PERMIT

PREPARED BY

BOHLER

CONTACT: JOEY FONSECA

BOHLER
50 WASHINGTON ST., SUITE 2000
WESTBOROUGH, MA 01581
Phone: (508) 480-0000
www.BohlerEngineering.com

REVISIONS

REV	DATE	COMMENT	(Made by/ CHECKED BY)
1	09/14/2026	PLANNING BOARD REVIEW COMMENTS	AEH JNF
2	10/08/2026	PLANNING BOARD REVIEW COMMENTS 2	AEH JNF

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR PERMIT

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MAA26X023J10-1B
DRAWN BY:	AEH
CHECKED BY:	JNF
DATE:	09/29/2026
CAD I.D.:	P-PCVL-CNDS

PROJECT:

SITE DEVELOPMENT PLANS

FOR

RIVERSIDE IMPROVEMENTS, LLC

PROPOSED QUICK SERVICE RESTAURANT

354 WINCHESTER STREET
KEENE, NH 03431

STATE OF NEW HAMPSHIRE – JOHN A. KUCICH No.15476 LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-000

REVISION 2 - 10/08/2026

SCHEDULE B, PART II

GENERAL EXCEPTIONS 1 THROUGH 6: ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

7. SEWER EASEMENT TO THE CITY OF KEENE RECORDED IN VOLUME 342, PAGE 77 AS CITED WITHIN DEED DATED 5/8/46 AND RECORDED IN VOLUME 520, PAGE 82, AS AFFECTED BY RETURN OF LAYOUT OF WEST KEENE INTERCEPTOR SEWER DATED 10/15/59 AND RECORDED IN VOLUME 680, PAGE 537. **NON LOCUS; SEWER EASEMENT LOCATED OVER A PORTION OF MAP 595, LOT 19 & MAP 111, LOT 1.**
8. FLOOD CONTROL EASEMENT TO THE CITY OF KEENE RECORDED IN VOLUME 597, PAGE 535. **NON LOCUS; EASEMENT LOCATED EAST OF LOCUS PROPERTY ALONG ASHUELOT RIVER.**
9. COMMISSIONERS RETURN OF LAYOUT FOR THE KEENE BY-PASS AND EASEMENTS THEREIN RECORDED IN VOLUME 649, PAGE 277 AND VOLUME 679, PAGE 151. **CURRENT LAYOUT OF ROUTES 12 & 101 & KEENE BYPASS TAKING SHOWN HEREON.**
10. RIGHTS ACQUIRED BY THE CITY OF KEENE IN RETURN OF LAYOUT OF DRAINAGE OF ASH SWAMP, TANNERY, WHITE AND BLACK BROOKS WATER SHED RECORDED IN VOLUME 679, PAGE 105. **DRAINAGE EASEMENT SHOWN HEREON.**
11. COMMISSIONERS RETURN OF HIGHWAY LAYOUT FOR ROUTE 9, 10 AND 101 RECORDED IN VOLUME 706, PAGE 133. **CURRENT LAYOUT OF ROUTES 12 & 101 SHOWN HEREON. (PER REF. #4, #7 & #10).**

SCHEDULE B, PART II (CONTINUED)

12. UTILITY EASEMENT TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE BY DEEDS RECORDED IN VOLUME 752, PAGE 209 AND VOLUME 870, PAGE 27. **UTILITY EASEMENT SHOWN HEREON.**
13. SLOPE AND EMBANKMENT EASEMENT TO THE STATE OF NEW HAMPSHIRE BY NOTICE OF CONDEMNATION RECORDED IN VOLUME 1000, PAGE 481 AND BY DEED RECORDED IN VOLUME 1002, PAGE 416. **SLOPE EASEMENT SHOWN HEREON. (PER REF. #8 & #10)**
14. UTILITY EASEMENT TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DBA NYNEX RECORDED IN VOLUME 1549, PAGE 572. **UNABLE TO LOCATE, REFERENCED UTILITY PLAN NOT PROVIDED. UTILITY POLE REFERENCED AS #08 IN DOCUMENT NOT FOUND.**
15. GROUNDWATER MANAGEMENT PERMITS RECORDED IN VOLUME 1726, PAGE 277; BOOK 1767, PAGE 493; AND BOOK 1975, PAGE 154. **SPECIAL PERMIT APPROVAL; NOT PLOTTABLE.**
16. PERMANENT EASEMENT RIGHTS IN DEED RECORDED IN VOLUME 2113, PAGE 210. **PARCELS D1, D2, D3, E1 & E2 SHOWN HEREON.**
17. SLOPE EASEMENT AGREEMENT RECORDED IN VOLUME 2502, PAGE 889. **WINCHESTER STREET, SLOPE EASEMENT & CONSTRUCTION EASEMENT SHOWN HEREON.**

SCHEDULE B, PART II (CONTINUED)

18. NOTICE OF LEASE BY AND BETWEEN EDF RIVERSIDE PLAZA, LLC AND MAXI DRUG INC., DBA BROOKS PHARMACY AS REFERENCED IN ASSIGNMENT AND ASSUMPTION AGREEMENTS RECORDED IN VOLUME 2378, PAGE 147 AND VOLUME 2445, PAGE 535. **BLANKET IN NATURE; MAP 111, LOT 4, SHOWN HEREON.**
19. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES **NOT PLOTTABLE.**
20. RECORDED LEASES.

A. TERMS AND CONDITIONS OF LEASE TO SHAW'S SUPERMARKET AS EVIDENCED BY NOTICE OF LEASE RECORDED IN VOLUME 1407, PAGE 675. **BLANKET IN NATURE; MAP 111, LOT 4, SHOWN HEREON. SEE NOTE 17.**

B. TERMS AND CONDITION OF LEASE TO BRADLEES STORES, INC. AS EVIDENCED BY NOTICE OF AMENDED LEASE AT VOLUME 1553, PAGE 724, AND ORIGINAL LEASE AT VOLUME 917, PAGE 556. **BLANKET IN NATURE; MAP 111, LOT 4, SHOWN HEREON. SEE NOTE 17.**

C. TERMS AND CONDITIONS OF LEASE TO HOMEGOODS, INC AS EVIDENCED BY NOTICE OF LEASE RECORDED IN VOLUME 3036, PAGE 494. **BLANKET IN NATURE; MAP 111, LOT 4, SHOWN HEREON. SEE NOTE 17.**

D. TERMS AND CONDITIONS OF LEASE TO HARBOR FREIGHT TOOLS USA, INC. ASEVIDENCED BY NOTICE OF LEASE RECORDEDIN VOLUME 3057, PAGE 329 **BLANKET IN NATURE, MAP 111, LOT 4, SHOWN HEREON. SEE NOTE 17.**

E. TERMS AND CONDITIONS OF LEASE TO SIERRA TRADING POST INC AS EVIDENCED BY NOTICE OF LEASE RECORDED IN VOLUME 3085, PAGE 954 **BLANKET IN NATURE; MAP 111, LOT 4, SHOWN HEREON. SEE NOTE 17.**

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN KEENE, CHESHIRE COUNTY, NEW HAMPSHIRE DESCRIBED IN VOLUME 2444, PAGE 656, EXCEPTING THAT PORTION OF THE PROPERTY CONVEYED TO THE STATE OF NEW HAMPSHIRE AT VOLUME 2113, PAGE 210, AND DEPICTED AS PARCELS D1, D2, AND D3 ON PLAN RECORDED IN CABINET 12, DRAWER 9, #123.

DESCRIPTION TO BE REVISED UPON RECEIPT OF PROPOSED LEASEHOLD DESCRIPTION.



NOTES:

1. PROPERTY KNOWN AS LOT 4 AS SHOWN ON THE CITY OF KEENE, CHESHIRE COUNTY, STATE OF NEW HAMPSHIRE, MAP NO. 111.
2. AREA = 921,742 SQUARE FEET OR 21.160 ACRES.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON MARKOUT PROVIDED BY VISIONARY SUBSURFACE SOLUTIONS, USING GROUND PENETRATING RADAR AND ELECTROMAGNETIC DETECTION EQUIPMENT. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ANY OR ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED

   A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS

   QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.

   QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING INCLUDES MARKOUT BY OTHERS

   QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC

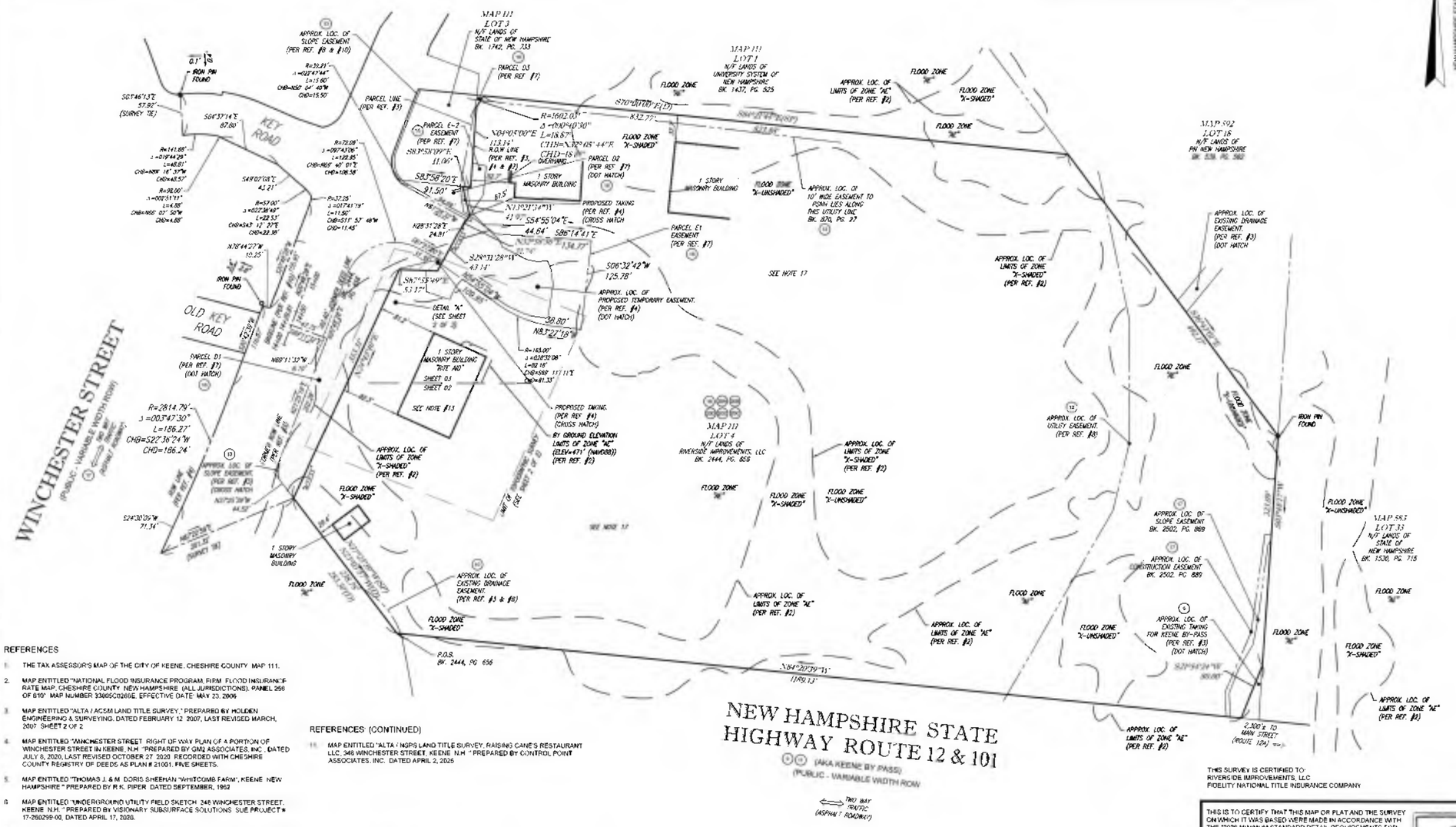
   QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING

   ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY
4. THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC (THE SURVEYOR), INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO AN COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. NH26002FNT, WITH A COMMITMENT DATE OF MARCH 5, 2026. SEE EXCEPTIONS LIST FOR SURVEY RELATED EXCEPTIONS THAT APPEAR IN SCHEDULE B, PART II

   THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND POSSIBLE RIGHTS OF ADJOINING PROPERTIES

   THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PARTIALLY LOCATED IN FLOOD HAZARD ZONE X-SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) & PARTIALLY LOCATED IN FLOOD HAZARD ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED), ELEV = 471' (NAVD88)). PER REF. #2
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS/GNSS OBSERVATIONS UTILIZING THE THE KEYSTONE VRS NETWORK (KEYNETGPS)
   TEMPORARY BENCHMARKS SET:
   TBM-A: X-CUT SET IN CONCRETE BASE OF LIGHT POLE, ELEVATION= 471.44'

   SEVEN (7) DAYS PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SURVEY HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED.
   ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION. SURVEYOR IS NOT RESPONSIBLE FOR CONTRACTOR'S FAILURE TO COMPLY
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC
10. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY
11. THIS SURVEY WAS PREPARED FOR THE CLIENT, & BOHLER, LLC; AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE
12. THE PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO WINCHESTER STREET (VARIABLE WIDTH, PUBLIC RIGHT OF WAY)
13. PROPOSED LEASE AREA NOT PROVIDED.
14. THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. NH26002FNT, WITH AN EFFECTIVE DATE OF MARCH 5, 2026.
15. BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.
16. THERE ARE A TOTAL OF 111 DESIGNATED PARKING SPACES, INCLUDING 02 HANDICAP SPACES, WITHIN THE TOPOGRAPHIC AREA SURVEY.
17. ONLY LIMITED IMPROVEMENTS HAVE BEEN SHOWN FOR THE REMAINDER OF THE PROPERTY OUTSIDE OF THE TOPOGRAPHIC SURVEY AREA ON SHEET 2. OTHER IMPROVEMENTS HAVE NOT BEEN SHOWN.



REFERENCES

1. THE TAX ASSESSOR'S MAP OF THE CITY OF KEENE, CHESHIRE COUNTY. MAP 111.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CHESHIRE COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), PANEL 256 OF 515" MAP NUMBER 33005C0256E, EFFECTIVE DATE: MAY 23, 2006
3. MAP ENTITLED "ALTA / ACSM LAND TITLE SURVEY," PREPARED BY HOLDEN ENGINEERING & SURVEYING, DATED FEBRUARY 12, 2007, LAST REVISED MARCH, 2007. SHEET 2 OF 2
4. MAP ENTITLED "WINCHESTER STREET, RIGHT-OF-WAY PLAN OF A PORTION OF WINCHESTER STREET IN KEENE, N.H." PREPARED BY GM2 ASSOCIATES, INC., DATED JULY 8, 2020, LAST REVISED OCTOBER 27, 2020. RECORDED WITH CHESHIRE COUNTY REGISTRY OF DEEDS AS PLAN # 21001, FIVE SHEETS.
5. MAP ENTITLED "THOMAS J. & M. DORIS SHEEHAN "WHITCOMB FARM", KEENE, NEW HAMPSHIRE " PREPARED BY R.K. PIPER, DATED SEPTEMBER, 1962
6. MAP ENTITLED "UNDERGROUND UTILITY FIELD SKETCH, 348 WINCHESTER STREET, KEENE, N.H. " PREPARED BY VISIONARY SUBSURFACE SOLUTIONS, SUE PROJECT # 17-260299-00, DATED APRIL 17, 2026.
7. MAP ENTITLED "PLAN OF LAND IN KEENE NEW HAMPSHIRE, "PREPARED BY VANASSE HANGEN BRUSTLIN, INC., DATED FEBRUARY 23, 2004, LAST REVISED OCTOBER 27, 2020. RECORDED WITH CHESHIRE COUNTY REGISTRY OF DEEDS AS PLAN CAB 12 DR 9 # 123.
8. MAP ENTITLED "3 LOT SUBDIVISION PREPARED FOR GRANITE BANK, "PREPARED BY CLOUGH, HARBOUR & ASSOCIATES, DATED NOVEMBER 16, 1992, LAST REVISED JANUARY 28, 1993. RECORDED WITH CHESHIRE COUNTY REGISTRY OF DEEDS AS CAB 11 DR 8 # 376.
9. MAP ENTITLED "UTILITY PLAN, "PREPARED BY CROSSMAN ENGINEERING, INC., DATED JULY, 2002, LAST REVISED JUNE 17, 2003
10. MAP ENTITLED "WINCHESTER STREET, KEY ROAD RELOCATION, NEW HAMPSHIRE PROJECT No. C-2433-C ROW PLAN. "PREPARED BY DUFRESNE - HENRY ENGINEERING, CORP., DATED MARCH 14, 1979, SHEETS 4 AND 5 OF 9

REFERENCES (CONTINUED)

11. MAP ENTITLED "ALTA / NSPS LAND TITLE SURVEY, RAISING CANE'S RESTAURANT LLC, 346 WINCHESTER STREET, KEENE, N.H. " PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED APRIL 2, 2025

THE STATE OF NEW HAMPSHIRE REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE

THIS SURVEY WAS PRODUCED WITH THE COLLABORATION AND SUPPORT OF THE FOLLOWING COMPANY.
UNDERGROUND UTILITY INFORMATION AND MARKOUT PERFORMED BY
VISIONARY SUBSURFACE SOLUTIONS

SEE SHEET 2 THRU 3 OF 3 FOR SITE FEATURES, TOPOGRAPHY& UTILITIES

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

THIS SURVEY IS CERTIFIED TO:
RIVERSIDE IMPROVEMENTS, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 21, 2026.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

JOHN P. LYNCH
NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR #899

SIGNATURE

05-18-2026
DATE

FIELD DATE	04-21-2026
FIELD BOOK NO.	24-12-MA
FIELD BOOK PG	-
FIELD CREW	J.S.A.
DRAWN	R.A.B.
REVIEWED	R.J.K.
APPROVED	J.P.L.
DATE	05-18-2026
SCALE	1"=80'
FILE NO.	03-120087-00
DWG NO.	1 OF 3

ALTA/NSPS LAND TITLE SURVEY

348 WINCHESTER STREET
MAP 111, LOT 4
CITY OF KEENE, CHESHIRE COUNTY
STATE OF NEW HAMPSHIRE

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
ALBANY, NY 518-217-7030
CHALFONT, PA 215-712-9900
HALIFAX, NS 902-431-3181
MANHATTAN, NY 646-780-8411
MT LAUREL, NJ 609-857-3099
WARREN, NJ 908-668-0099
978.948.3000 - 508.948.3043 FAX

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MATCH LINE TO SHEET 03

MAP 111
LOT 4
N/F LANDS OF
RIVERSIDE IMPROVEMENTS, LLC
BK. 2444, PG. 656

WINCHESTER STREET
(PUBLIC - VARIABLE WIDTH ROW)

DETAIL "A"
SCALE 1"=40'

DETAIL "B"
SCALE 1"=20'

MAP 111
LOT 3
N/F LANDS OF
STATE OF NEW HAMPSHIRE
BK. 1742, PG. 733

PART OF LOT 3
BK. 1742, PG. 733

PARCEL D2
(PER REF. #1)
(DOT HATCH)

PARCEL D3
(PER REF. #7)

PARCEL E-2
(PER REF. #7)

PARCEL E-1
(PER REF. #7)

PROPOSED TAKING
(PER REF. #4)
(CROSS HATCH)

APPROX. LOC. OF SLOPE EASEMENT
(PER REF. #8 & #10)

APPROX. LOC. OF SLOPE EASEMENT.
(PER REF. #3)
(CROSS HATCH

APPROX. LOC. OF EXISTING DRAINAGE EASEMENT.
(PER REF. #3 & #8)

APPROX. LOC. OF LIMITS OF ZONE "X-SHADED"
(PER REF. #2)

APPROX. LOC. OF LIMITS OF ZONE "AE"
(PER REF. #2)

FLOOD ZONE "X-SHADED"

FLOOD ZONE "AE"

1 STORY MASONRY BUILDING
BFPA=1,246± S.F.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM - (NAD 83)

LEGEND

124 / 125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
× TC 123.45	EXISTING TOP OF CURB ELEVATION
× TC 123.45	EXISTING TOP OF CURB ELEVATION
× FF 123.45	EXISTING FINISHED FLOOR ELEVATION
× DS 123.45	EXISTING DOOR SILL ELEVATION
	HYDRANT
	WATER VALVE
	GAS VALVE
GM	GAS METER
EM	ELECTRIC METER
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE
E	APPROX. LOC. UNDERGROUND ELECTRIC LINE
C	APPROX. LOC. UNDERGROUND CABLE LINE
D	APPROX. LOC. UNDERGROUND DRAINAGE LINE
S	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
QL	SUBSURFACE UTILITY QUALITY LEVEL B
UP #/	UTILITY POLE
GW	GUY WIRE
C/O	CLEAN OUT
	SIGN
	AREA LIGHT
	PAINTED ARROWS
T#	TREE & TRUNK SIZE
CB	CATCH BASIN OR INLET
DMH	DRAINAGE/STORM MANHOLE
10	PARKING SPACE COUNT
UG	UNDER GROUND
LSA	LANDSCAPED AREA
(TYP)	TYPICAL
SWL	SOLID WHITE LINE
BLDG	BUILDING
BFPA	BUILDING FOOTPRINT AREA
EL	ELEVATION
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV	INVERT ELEVATION
GRT	GRATE ELEVATION
VGC	VERTICAL GRANITE CURB
1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
(SP)	STATE PLANE
(D)	DEED DIMENSION

THIS SURVEY IS CERTIFIED TO:
RIVERSIDE IMPROVEMENTS, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SEE SHEET 1 OF 3 FOR NOTES AND REFERENCES

THIS SURVEY WAS PRODUCED WITH THE COLLABORATION AND SUPPORT OF THE FOLLOWING COMPANY:
UNDERGROUND UTILITY INFORMATION AND MARKOUT PERFORMED BY:
VISIONARY SUBSURFACE SOLUTIONS

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05-18-2026
DATE

JOHN P. LYNCH
NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR #899

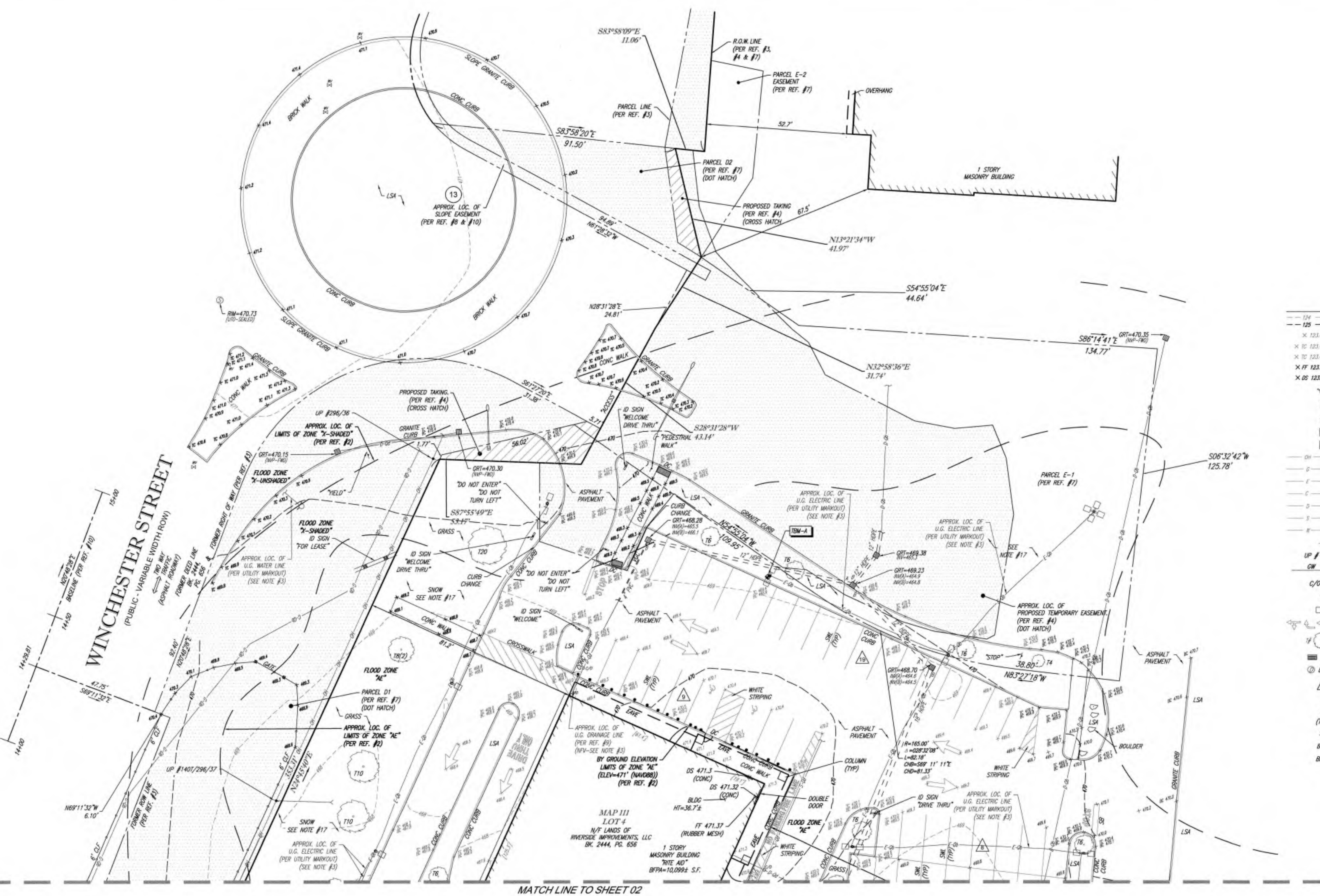
ALTA/NSPS LAND TITLE SURVEY

348 WINCHESTER STREET
MAP 111, LOT 4
CITY OF KEENE, CHESHIRE COUNTY
STATE OF NEW HAMPSHIRE

CONTROL POINT ASSOCIATES, INC.
352 TURNKPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
ALBANY, NY 518-217-9049
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-780-1845
MANHATTAN, NY 646-780-0111
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-8399

FIELD DATE	APPROVED:	DATE	SCALE	FILE NO.	DWG NO.
04-21-2026	J.P.L.	05-18-2026	1"=20'	03-120087-00	2 OF 3
FIELD BOOK NO. 24-12-MA					
FIELD BOOK PG. -					
FIELD CREW J.S.A.					
DRAWN R.A.B.					
REVIEWED R.J.K.					

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NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM - (NAD 83)

LEGEND

Symbol	Description	Abbrev.	Description
124 / 125	EXISTING CONTOUR	EL	ELEVATION
× 123.45	EXISTING SPOT ELEVATION	PVC	POLYVINYL CHLORIDE PIPE
× TC 123.45	EXISTING TOP OF CURB ELEVATION	HDPE	HIGH DENSITY POLYETHYLENE PIPE
× TC 123.45	EXISTING TOP OF CURB ELEVATION	INV	INVERT ELEVATION
× FF 123.45	EXISTING FINISHED FLOOR ELEVATION	GRT	GRATE ELEVATION
× DS 123.45	EXISTING DOOR SILL ELEVATION	VGC	VERTICAL GRANITE CURB
	HYDRANT	1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
WV	WATER VALVE		
GV	GAS VALVE	(SP)	STATE PLANE
GM	GAS METER	(D)	DEED DIMENSION
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D	APPROX. LOC. UNDERGROUND DRAINAGE LINE		
S	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE		
W	APPROX. LOC. UNDERGROUND WATER LINE		
-QB	SUBSURFACE UTILITY QUALITY LEVEL B		
UP #	UTILITY POLE		
GW	GUY WIRE		
C/O	CLEAN OUT		
	SIGN		
	AREA LIGHT		
	PAINTED ARROWS		
	TREE & TRUNK SIZE		
CB	CATCH BASIN OR INLET		
DMH	DRAINAGE/STORM MANHOLE		
10	PARKING SPACE COUNT		
UG	UNDER GROUND		
LSA	LANDSCAPED AREA		
(TYP)	TYPICAL		
SWL	SOLID WHITE LINE		
BLDG	BUILDING		
BFPA	BUILDING FOOTPRINT AREA		

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VISIONARY SUBSURFACE SOLUTIONS

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

THIS SURVEY IS CERTIFIED TO:
RIVERSIDE IMPROVEMENTS, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SEE SHEET 1 OF 3 FOR NOTES AND REFERENCES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)1, 7(c), 8, 9, 11(b), 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 21, 2026.

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STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 899 JOHN P. LYNCH
SIGNATURE

05-18-2026
DATE

JOHN P. LYNCH
NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR #899

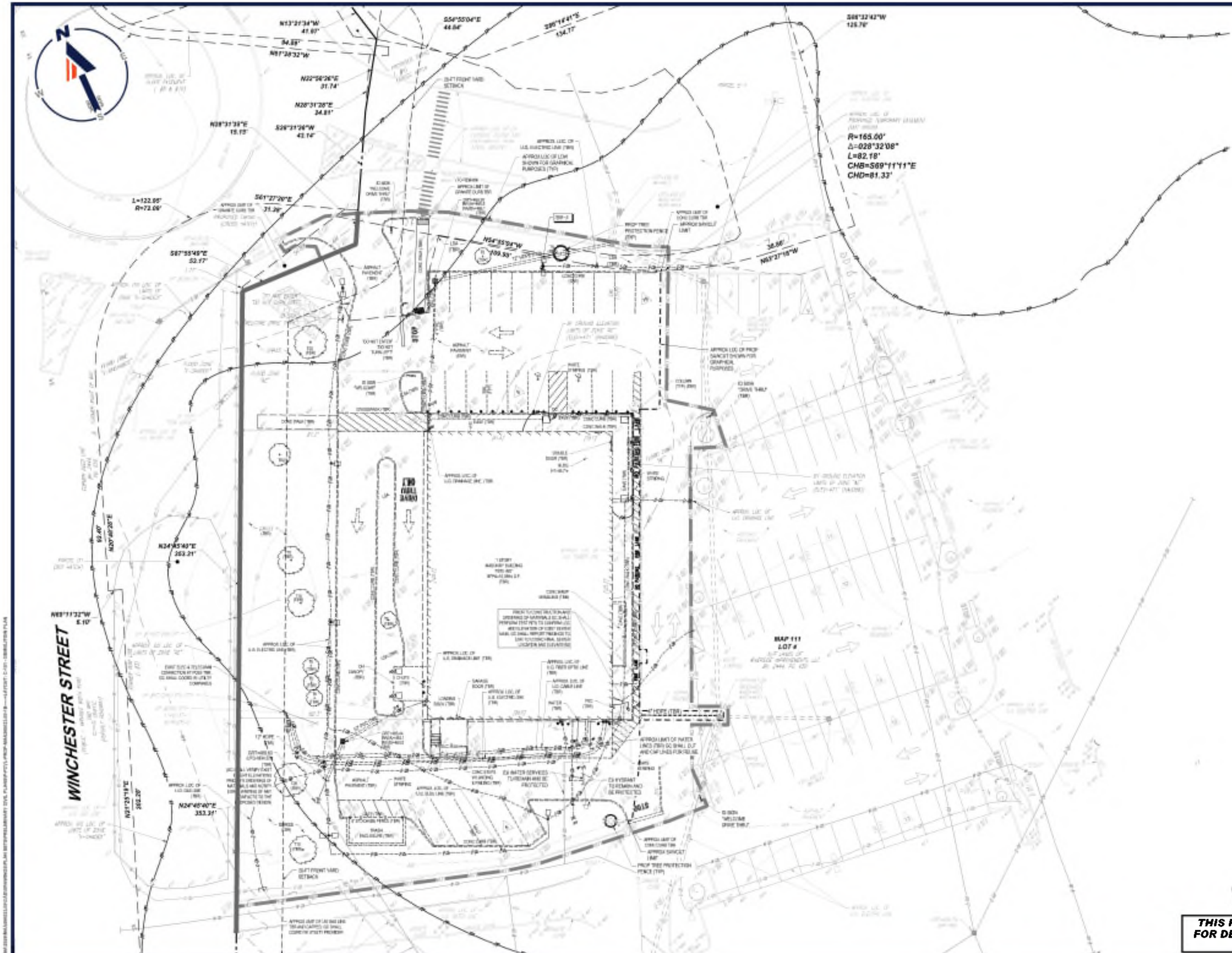
FIELD DATE	04-21-2026
FIELD BOOK NO.	24-12-MA
FIELD BOOK PG.	-
FIELD CREW	J.S.A.
DRAWN:	R.A.B.

ALTA/NSPS LAND TITLE SURVEY

348 WINCHESTER STREET
MAP 111, LOT 4
CITY OF KEENE, CHESHIRE COUNTY
STATE OF NEW HAMPSHIRE

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
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HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
R.J.K.	J.P.L.	05-18-2026	1"=20'	03-120087-00	3 OF 3



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50 WASHINGTON ST., SUITE 2000
WESTBOROUGH, MA 01581
Phone: (508) 480-0000

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	09/11/2026	PLANNING BOARD REVIEW COMMENTS	AEH / JMF
2	10/08/2026	PLANNING BOARD REVIEW COMMENTS 2	AEH / JMF

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PROJECT No.:	5004200123.LOS-1E
DRAWN BY:	AEH
CHECKED BY:	JMF
DATE:	08/27/2026
CAD I.D.:	P-PCVL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

RIVERSIDE IMPROVEMENTS, LLC

PROPOSED QUICK SERVICE RESTAURANT

354 WINCHESTER STREET
KEENE, NH 03431

STATE OF NEW HAMPSHIRE
JOHN A. KUCICH
No. 15476
LICENSED PROFESSIONAL ENGINEER

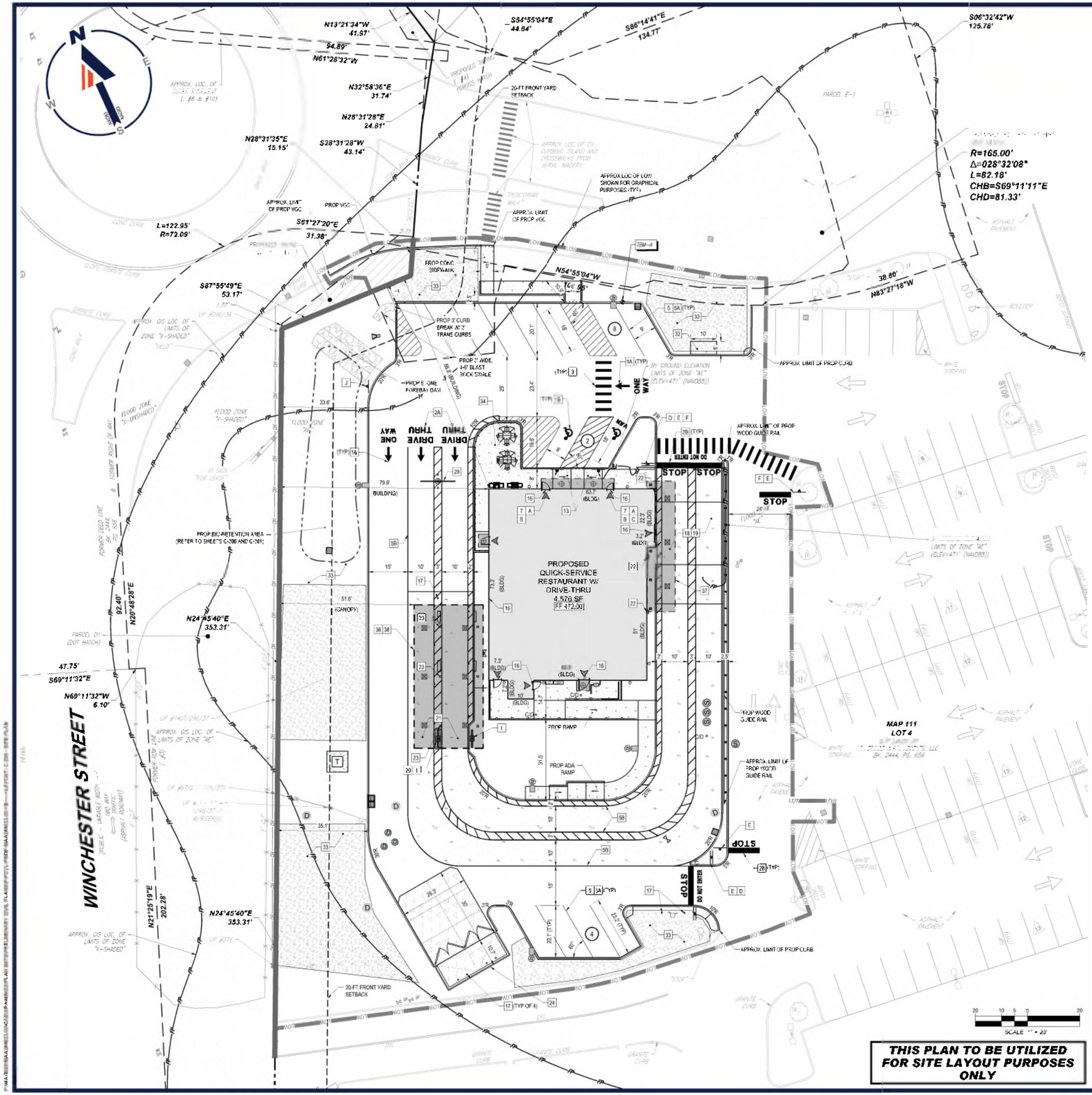
SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C-101

REVISION 2 - 10/08/2026



HATCH LEGEND

- BUILDING
- CANOPY
- CONCRETE SIDEWALK AND IRRIGATION PROTECTION
- PAVEMENT DRIVE-THRU LANE
- CONCRETE APRON AT TRASH ENCLOSURE
- SNOW STORAGE AREA

SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS.

- A HANDICAP PARKING SIGN: MUTCD R7-8 12" X 18" (TYP.)
- B HANDICAP PARKING FINE SIGN 6" X 12" (TYP.)
- C "VAN ACCESSIBLE" SIGN, MUTCD R7-8P, 6" X 12" (TYP.)
- D "DO NOT ENTER" SIGN, MUTCD R5-1 24" X 24" (TYP.)
- E "STOP" SIGN, MUTCD R1-1, 30" X 30" (TYP.)
- F RESTAURANT BRANDED PEDESTRIAN CROSSING SIGN
- G FLAG POLE
- H RESTAURANT BRANDED MONUMENT OR PYLON SIGN
- I DIGITAL DRIVE-THRU MENU BOARDS
- J "ONE WAY" SIGN

KEYNOTE LEGEND

- 1 DIRECTIONAL ARROW (1A C-900, 1B C-900)
- 1 48" ACCESSIBLE SYMBOL
- 2 DRIVE-THRU (2A C-900)
- 2 STOP BAR (2B C-900)
- 3 CROSSWALK MARKINGS (3 C-900)
- 4 MULTI-LANE SPLIT (4A C-900)
- 4 MULTI-LANE MERGE (4B C-900)
- 5 PARKING STALL LAYOUT AND STRIPING (5 C-900)
- 5A 4" SOLID WHITE STRIPING
- 5B 4" SOLID YELLOW STRIPING
- 5C 4" SKIP DASH YELLOW STRIPING
- 6 SOLID PLASTIC WHEEL STOP (6 C-901)
- 7 BOLLARD MOUNTED SIGN (7 C-900)
- 8 CURB RAMP w/ SHORT FLARED SIDES (8 C-902)
- 9 CURB RAMP w/ FLARED SIDES (9 C-902)
- 10 RETURNED CURB HANDICAP RAMP (10 C-902)
- 11 CURB OPENING (11 C-903)
- 12 CURB TRANSITION (2 C-902)
- 13 SIDEWALK ACCESSIBLE RAMP (1 C-901)
- 14 DETECTABLE WARNING DEVICE (7 C-901)
- 15 TYPICAL ADA RAMP AND HANDRAIL (10 C-901)
- 16 ENTRY DOOR FROST SLAB (6 C-902)
- 17 CONCRETE BOLLARD (7 C-901)
- 18 DRIVE-THRU PLAN - FLUSH WITH PIPE (1 C-903)
- 19 DRIVE-THRU ISOMETRIC (2 C-903)
- 20 DRIVE-THRU ORDER POINT ISLAND (3 C-903)
- 21 MENU BOARD LOOP DETECTION SYSTEM (4 C-903)
- 22 BUILDING DOWNSPOUT CONNECTION (5 C-903)
- 23 CANOPY DOWNSPOUT CONNECTION (6 C-903)
- 24 SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS) (7 C-903)
- 25 CLEAN-OUT (OUTSIDE OF BUILDING)
- 26 TRENCH BACKFILL
- 27 STORMSTRUCTURE WEEP HOLE DETAILS
- 28 ALUMINUM HANDRAIL (REFER TO ARCH PLANS)
- 29 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
- 30 GREASE TRAP (REFER TO ARCH PLANS)
- 31 PROPOSED TRANSFORMER
- 32 BIKE RACK
- 33 LANDSCAPED AREA
- 34 TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)
- 35 CONCRETE PAD FOR OPTIONAL CASH STATION
- 36 FREE-STANDING TANDEM POINT CANOPY (REFER TO CANOPY PLANS)
- 37 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY (REFER TO CANOPY PLANS)
- 38 ORDER POINT PLAN

ZONING TABLE

ZONE: COMMERCE
USE: QUICK-SERVE RESTAURANT
MAP 111 LOT(S) 104

APPLICANT/ OWNER INFORMATION

PROPERTY OWNER	RIVERSIDE IMPROVEMENTS, LLC 354 WINCHESTER STREET KEENE, NH 03431

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	5.1.2	5,000 SF (0.34 AC)	838,023 SF (20.04 AC)	NO CHANGE
MIN LOT FRONTAGE	5.1.2	50.0'	268.0'	NO CHANGE
MIN YARD SETBACKS				
FRONT YARD	5.1.2	20.0	61.2'	79.9
SIDE YARD	5.1.2	20.0	67.2'	86.8
REAR YARD	5.1.2	20.0	N/A	N/A
MAX PERMITTED HEIGHT	5.1.2	42.0 (3 STORIES)	1 STORY	1 STORY
MAX LOT COVERAGE	5.1.2	80%		
MIN PARKING SETBACKS				
FRONT	9.4.2.(3)-(2)	10.0'	78.9'	45.0'
SIDE/REAR	9.4.2.(3)-(2)	8.0'	34.3'	11.6'
			KEY =	VARIANCE REQUIRED

PARKING REQUIREMENTS

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN STALL SIZE	§ 9.4.2 TABLE 9-1	9' X 18'	9' X 18'	9' X 18'
MIN ADA STALL SIZE		8' X 18'	8' X 18'	8' X 18'
MIN NUMBER OF STALLS	§ 9.2 TABLE 9-1	15	98	15+
MIN NUMBER OF ADA STALLS		2	2	2

RESTAURANT
REQUIRED FOR USE = 1 SPACE PER 5 SEATS
74 TOTAL SETS * 1 SPACE / 5 SEATS = 14.8 = 15 TOTAL SPACES REQUIRED

BOHLER
50 WASHINGTON ST., SUITE 2000
WESTBOROUGH, MA 01581
Phone: (508) 480-0000
www.BohlerEngineering.com

REVISIONS

REV	DATE	COMMENT	(Made by CHECKED BY)
1	09/14/2026	PLANNING BOARD REVIEW COMMENTS	AEH
2	10/08/2026	PLANNING BOARD REVIEW COMMENTS 2	AEH

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PROJECT No.:	MAA26X023J00-1B
DRAWN BY:	AEH
CHECKED BY:	JNF
DATE:	08/20/2026
CAD I.D.:	P-PCVL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

RIVERSIDE IMPROVEMENTS, LLC

PROPOSED QUICK SERVICE RESTAURANT

354 WINCHESTER STREET
KEENE, NH 03431

STATE OF NEW HAMPSHIRE — JOHN A. KUCICH No. 15476 — LICENSED

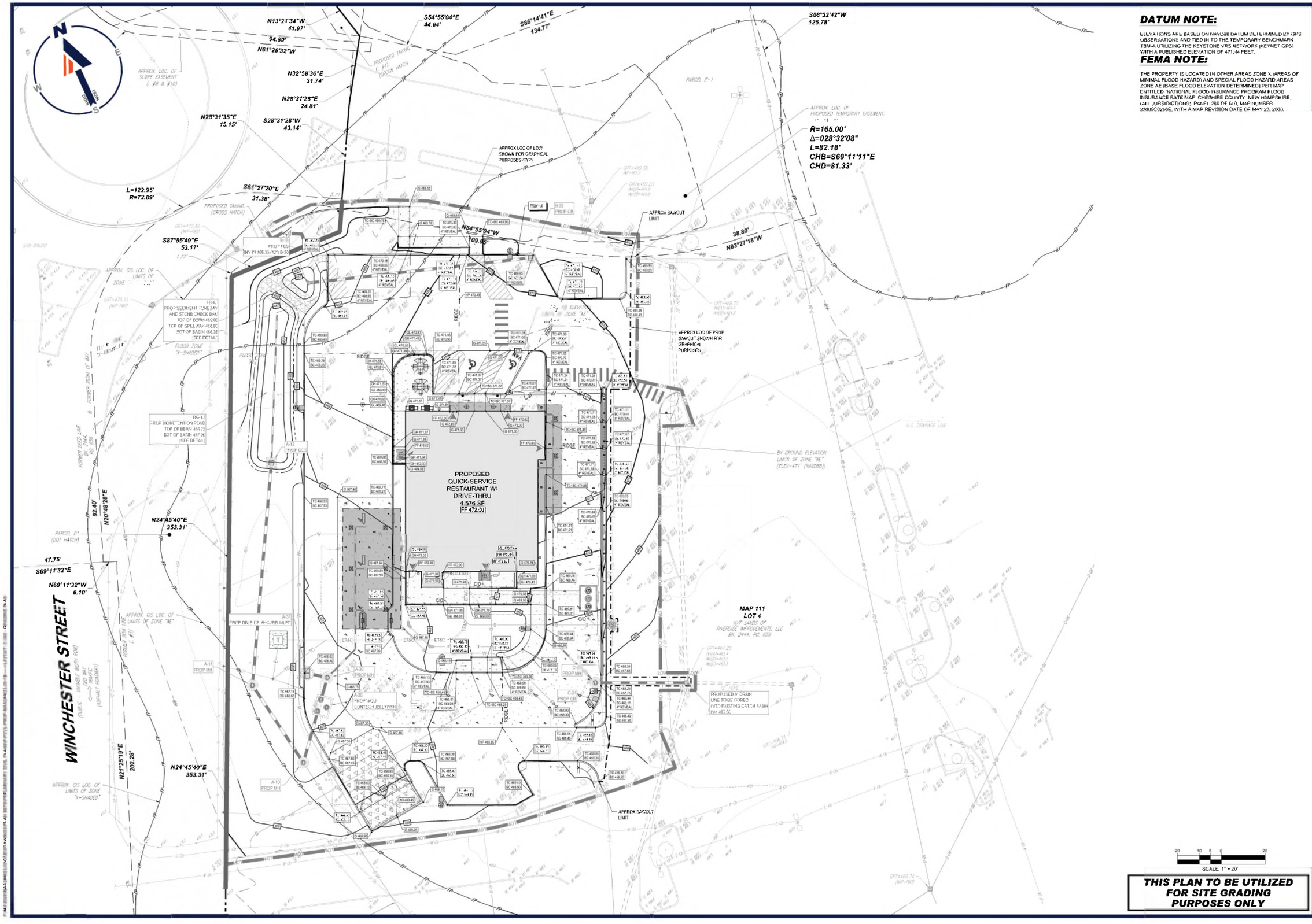
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-200

REVISION 2 - 10/08/2026



DATUM NOTE:

ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE TEMPORARY BENCHMARK TBM-A UTILIZING THE KEYSTONE VRS NETWORK (KEYNET GPS) WITH A PUBLISHED ELEVATION OF 471.44 FEET.

FEMA NOTE:

THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AND SPECIAL FLOOD HAZARD AREAS ZONE AE (BASE FLOOD ELEVATION DETERMINED) PER MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP CHESHIRE COUNTY NEW HAMPSHIRE, (ALL JURISDICTIONS) PANEL 260 OF 510, MAP NUMBER 33005C0260E, WITH A MAP REVISION DATE OF MAY 23, 2006.

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REVISIONS

REV	DATE	COMMENT	(Made by/ CHECKED BY)
1	09/14/2026	PLANNING BOARD REVIEW COMMENTS	AEH
2	10/08/2026	PLANNING BOARD REVIEW COMMENTS 2	JNF

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PROJECT No.:	MAA26U023J00-1B
DRAWN BY:	AEH
CHECKED BY:	JNF
DATE:	08/20/2026
CAD I.D.:	P-PCVL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

RIVERSIDE IMPROVEMENTS, LLC

PROPOSED QUICK SERVICE RESTAURANT

354 WINCHESTER STREET
KEENE, NH 03431

JOHN A. KUCICH No.15476 STATE OF NEW HAMPSHIRE LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C-300

REVISION 2 - 10/08/2026

20 10 5 0 20
SCALE: 1" = 20'

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

DATUM NOTE:

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FEMA NOTE:

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THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

SCALE: 1" = 20'

BOHLER

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WESTBOROUGH, MA 01581
Phone: (508) 480-0000

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	09/11/2026	PLANNING BOARD REVIEW COMMENTS	AEH / JMF
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PROJECT No.:
DRAWN BY: AEH
CHECKED BY: JMF
DATE: 08/20/2026
CAD I.D.: P-PCVL-SWPPP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

RIVERSIDE IMPROVEMENTS, LLC

PROPOSED QUICK SERVICE RESTAURANT

354 WINCHESTER STREET
KEENE, NH 03431

JOHN A. KUCICH No. 15476 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE

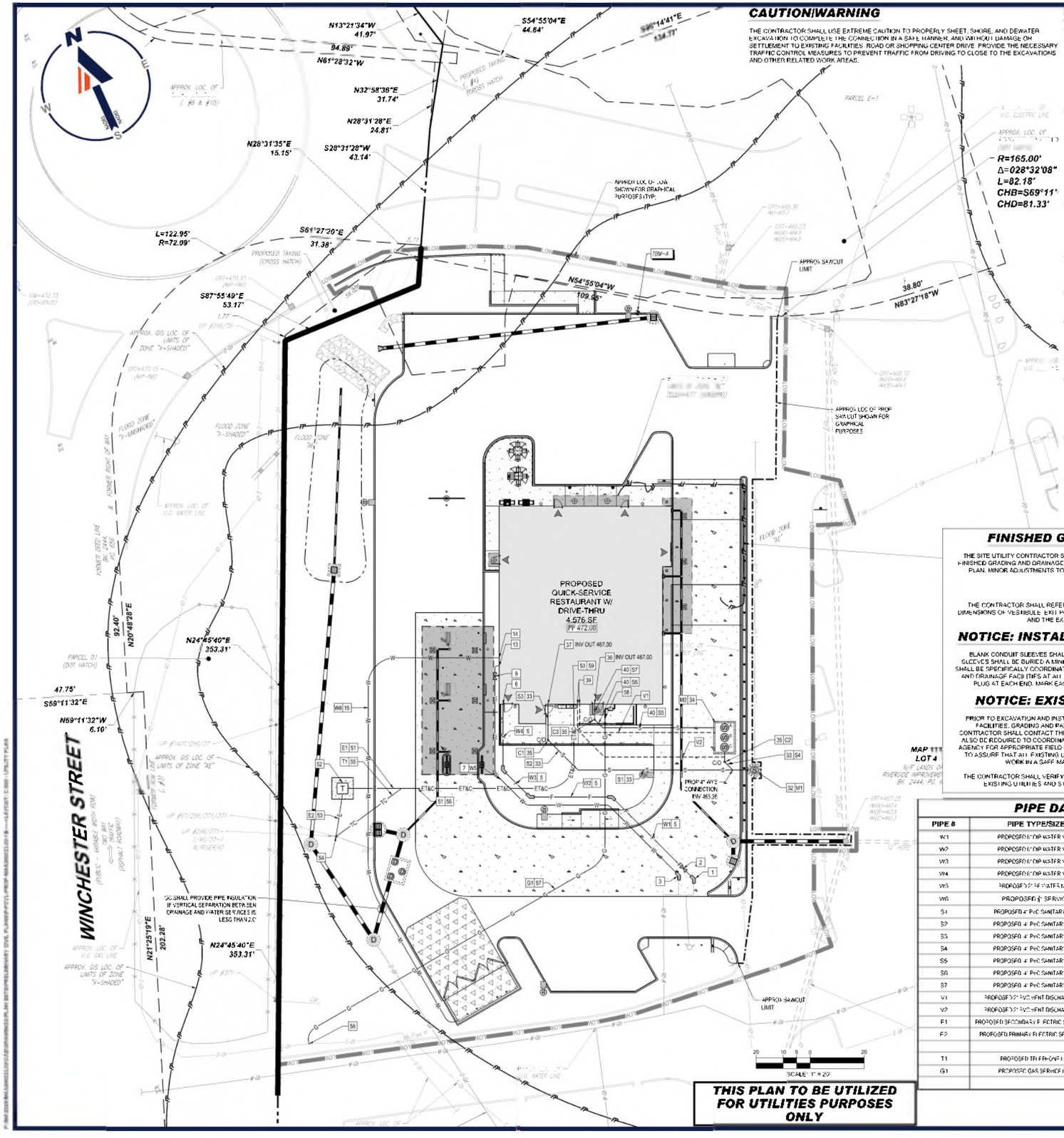
SHEET TITLE:

DRAINAGE PLAN

SHEET NUMBER:

C-301

REVISION 2 - 10/08/2026



CAUTION/WARNING

THE CONTRACTOR SHALL USE EXTREME CAUTION TO PROPERLY SHEET, SHORE, AND DEWATER EXCAVATION TO COMPLETE THE CONNECTION IN A SAFE MANNER, AND WITHOUT DAMAGE OR SETTLEMENT TO EXISTING FACILITIES' ROAD OR SHOPPING CENTER DRIVE. PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES TO PREVENT TRAFFIC FROM DRIVING TO CLOSE TO THE EXCAVATIONS AND OTHER RELATED WORK AREAS.

FINISHED GRADING COORDINATION

THE SITE UTILITY CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW UTILITIES WITH FINISHED GRADING AND DRAINAGE FACILITIES AS INDICATED ON THE SITE GRADING AND DRAINAGE PLAN. MINOR ADJUSTMENTS TO THE TOP ELEVATION OF NEW UTILITIES MAY BE NECESSARY.

NOTICE:

THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR THE EXACT LOCATION AND DIMENSIONS OF VESTIBULE, EXIT PORCHES, DOORS, RAMPS, SERVICE AREA, BUILDING DIMENSIONS AND THE EXACT LOCATION OF UTILITY CONNECTIONS.

NOTICE: INSTALLATION OF BLANK CONDUIT

BLANK CONDUIT SLEEVES SHALL BE FOUR (4) INCH SCH 40 PVC UNLESS NOTED OTHERWISE. SLEEVES SHALL BE BURIED A MINIMUM OF 24 INCHES BELOW FINISHED GRADE. DEPTH OF BURIAL SHALL BE SPECIFICALLY COORDINATED WITH ALL EXISTING OR PROPOSED UNDERGROUND UTILITIES AND DRAINAGE FACILITIES AT ALL CROSSINGS. CONDUITS SHALL BE PROVIDED WITH REMOVABLE PLUG AT EACH END. MARK EACH END WITH 2" X 4" POST AT EACH END (PAINTED YELLOW).

NOTICE: EXISTING UTILITY LOCATIONS

PRIOR TO EXCAVATION AND INSTALLATION OF ANY UNDERGROUND UTILITY, STORM DRAINAGE FACILITIES, GRADING AND PAVING, AND OTHER RELATED CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATING COMPANY. THE CONTRACTOR SHALL ALSO BE REQUIRED TO COORDINATE DIRECTLY (AS NECESSARY) WITH EACH APPLICABLE UTILITY AGENCY FOR APPROPRIATE FIELD LOCATION MARKING. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED TO PERFORM THE WORK IN A SAFE MANNER WITHOUT DAMAGE TO EXISTING UTILITIES.

THE CONTRACTOR SHALL VERIFY THE LOCATION, DIAMETER, PIPE MATERIAL AND ELEVATION OF EXISTING UTILITIES AND STRUCTURES, AS APPLICABLE, PRIOR TO CONSTRUCTION.

UTILITY NOTES:

1. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL HAND EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION TO THE CITY OF KEENE SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. OWNER/DEVELOPER AND ARCHITECT SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
2. LOCATION OF ALL EXISTING AND PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICES CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR INFIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST POINTS. CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES. DISCONNECTIONS SHALL NOT BE CONDUCTED BY CONTRACTOR. ALL STORM DRAIN, WATER, SEWER AND PRODUCT PIPING UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF KEENE, NH STANDARDS AND SPECIFICATION FOR UTILITY CONSTRUCTION.
4. A MINIMUM VERTICAL SEPARATION OF 12 INCHES SHALL BE MAINTAINED BETWEEN SANITARY SEWER LINES AND STORM LINES OR WATER LINES. IF THIS MINIMUM CLEARANCE CANNOT BE MAINTAINED, A CONCRETE ENCASEMENT SHALL BE PROVIDED.
5. ANY SEDIMENT CONTROL MEASURES REMOVED FOR THE PURPOSE OF UTILITY CONSTRUCTION SHALL BE REPLACED AT THE END OF THE DAY BY THE UTILITY CONTRACTORS.
6. SANITARY CLEANOUT TOPS TO BE ADJUSTED TO MATCH CROSS-PITCH AND SLOPE OF PROPOSED GRADES. CLEANOUT TOPS TO BE IDENTIFIED AS SANITARY CLEANOUTS, THREADED AND CONTAIN COUNTERSUNK PLUGS.
7. WATER SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA AND BURIED A MINIMUM 48" BELOW GRADE.
8. WATER SERVICE SHALL BE A 1-1/2" INCH TYPE "K" COPPER TUBING. SANITARY SEWER PIPE SHALL BE A SIX (6) INCH PVC SCH 40 AT CONNECTION OF KITCHEN WASTE AND RESTROOM WASTE. SEWER SERVICES TO BE 4 (4) INCH PVC SCH 40 AT CONNECTIONS AT BUILDING. WATER AND SEWER SERVICES SHALL BE COORDINATED WITH THE BUILDING CONTRACTOR FOR HORIZONTAL AND VERTICAL ALIGNMENT AND CONNECTIONS.
9. ALL FILL, COMPACTION AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
10. SEE ARCHITECTURAL PLANS FOR GREASE TRAP DETAILS.
11. ALL PIPES UNDER PRESSURE SHALL BE CONNECTED WITH WATER TIGHT JOINTS. INSPECTOR SHALL VERIFY MATERIALS AND INSPECT PRESSURE TREATED PIPE PRIOR TO COVERING UP OR PRESSURE TEST PIPE PER COUNTY STANDARDS.

PIPE DATA TABLE

PIPE #	PIPE TYPE/SIZE	PIPE LENGTH	SLOPE
W1	PROPOSED 6" DIP WATER MAIN	40 LF	N/A
W2	PROPOSED 6" DIP WATER MAIN	38 LF	N/A
W3	PROPOSED 6" DIP WATER MAIN	14 LF	N/A
W4	PROPOSED 6" DIP WATER MAIN	24 LF	N/A
W5	PROPOSED 6" DIP WATER MAIN	126 LF	N/A
W6	PROPOSED 2" SERVICE	191 LF	N/A
S1	PROPOSED 4" PVC SANITARY PIPE	65 LF	2.00%
S2	PROPOSED 4" PVC SANITARY PIPE	16 LF	2.00%
S3	PROPOSED 4" PVC SANITARY PIPE	14 LF	2.00%
S4	PROPOSED 4" PVC SANITARY PIPE	8 LF	2.00%
S5	PROPOSED 4" PVC SANITARY PIPE	40 LF	2.50%
S6	PROPOSED 4" PVC SANITARY PIPE	5 LF	2.50%
S7	PROPOSED 4" PVC SANITARY PIPE	6 LF	2.50%
V1	PROPOSED PVC ROOF DISCHARGE PIPE	68 LF	N/A
V2	PROPOSED PVC ROOF DISCHARGE PIPE	68 LF	N/A
E1	PROPOSED SECONDARY ELECTRIC SERVICE LINE	115 LF	N/A
E2	PROPOSED PRIMARY ELECTRIC SERVICE LINE	16 LF	N/A
T1	PROPOSED TELEPHONE LINE	119 LF	N/A
G1	PROPOSED GAS SERVICE LINE	222 LF	N/A

WATER UTILITY KEYNOTE LEGEND

1. PROPOSED 6" TAPPING SLEEVE. CONTRACTOR SHALL COORDINATE WITH THE CITY OF KEENE FOR INSTALLATION OF WATER SERVICE TAP. CONTRACTOR'S BID PRICE SHALL INCLUDE THE COST OF THE WORK PERFORMED BY THE CITY (INCLUDING TAP FEES). TAPS SHALL BE MADE INITIALLY IN CONTRACTOR'S NAME AND TRANSFERRED AT PROJECT COMPLETION.
2. PROPOSED 6" GATE VALVE
3. PROPOSED 2" TAPPING SLEEVE
4. PROPOSED 6" DUCVA
5. PROPOSED 6" DIP WATER LINE FOR SPRINKLER SYSTEM (SEE PIPE DATA TABLE FOR LENGTHS)
6. PROPOSED FIRE SERVICE POC FOR SPRINKLER LINE (SEE ARCH PLANS FOR CONTINUATION)
7. PROPOSED 2" PE WATER MAIN (SEE PIPE DATA TABLE FOR LENGTHS)
8. PROPOSED 2"X2" TEE
9. PROPOSED 2" GATE VALVE
10. PROPOSED 1.5" WATER METER FOR DOMESTIC WATER SUPPLY. CONTRACTOR SHALL COORDINATE WITH THE KEENE WATER DEPARTMENT FOR INSTALLATION OF WATER SERVICE TAP, WATER METER, AND METER BOX. CONTRACTOR'S BID PRICE SHALL INCLUDE THE COST OF THE WORK PERFORMED BY THE CITY (INCLUDING TAP FEES). TAPS SHALL BE MADE INITIALLY IN CONTRACTOR'S NAME AND TRANSFERRED AT PROJECT COMPLETION. DOMESTIC WATER LINE SHALL BE TYPE K COPPER.
11. PROPOSED 1.5" BACKFLOW PREVENTER. THE CONTRACTOR SHALL INSTALL A BACKFLOW PREVENTER (FEBCO, WATTS, OR APPROVED EQUAL) FOR EACH WATER SERVICE LINE AS INDICATED ON THE DRAWINGS. INSTALLATION SHALL INCLUDE BOX OR VAULT AS APPROPRIATE. THE CONTRACTOR SHALL COORDINATE WITH THE KEENE WATER DEPARTMENT FOR INSPECTION, TESTING, AND CERTIFICATION OF ALL BACKFLOW PREVENTERS. ALL BACKFLOW DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE KEENE DPW'S STANDARDS/SPECIFICATIONS. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL COSTS ASSOCIATED WITH DEVICE INSTALLATION, INSPECTION, TESTING, CERTIFICATION, ETC., TO INCLUDE ANY FEES REQUIRED BY THE CITY OF KEENE, NH.
12. PROPOSED 2" DOMESTIC WATER SERVICE LINE CONNECTION LOCATION AT BUILDING. SITE UTILITY CONTRACTOR SHALL INSTALL DOMESTIC WATER SERVICE LINE FROM THE EXISTING WATER MAIN TO THE MAIN BUILDING CUTOFF VALVE. (SEE ARCHITECT PLUMBING PLAN). (SEE PIPE DATA TABLE FOR LENGTHS)
13. PROPOSED 2" WATER SERVICE POC. (SEE ARCH PLANS FOR CONTINUATION)
14. PROPOSED 3/4" WATER SERVICE POC. (SEE ARCH PLANS FOR CONTINUATION)
15. PROPOSED 3/4" DW TO DUMPSTER POST HYDRANT (PLEASE SEE PIPE DATA TABLE FOR LENGTHS)
16. PROPOSED 2"-90° BEND
17. PROPOSED 1" WATER METER ASSEMBLY FOR IRRIGATION WATER SUPPLY. ON-SITE IRRIGATION LINES AND MATERIALS SHALL BE INSTALLED BY THE IRRIGATION CONTRACTOR AS INDICATED ON THE IRRIGATION PLAN.
18. PROPOSED 1.5" BACKFLOW PREVENTER FOR IRRIGATION SERVICE.

SANITARY UTILITY KEYNOTE LEGEND

30. PROPOSED CONNECTION TO EXISTING SANITARY MANHOLE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY FITTINGS TO CONNECT THE NEW SERVICE LINE EXTENSION TO THE EXISTING SEWER MANHOLE. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION PRIOR TO INSTALLING ANY SEWER FACILITIES. MINOR ADJUSTMENTS TO THE NEW SERVICE LINE INVERT ELEVATION MAY BE NECESSARY DEPENDING UPON FIELD MEASUREMENTS.
31. PROPOSED 6" PVC SCH 40 SANITARY SERVICE LINE (SEE PIPE DATA TABLE FOR LENGTHS)
32. PROPOSED 4' DIA SANITARY MANHOLE (SEE STRUCTURE DATA TABLE FOR ELEVATION DETAILS)
33. PROPOSED 4" SEWER SERVICE LINE AND CLEANOUT FROM RESTROOM FACILITIES TO BE INSTALLED BY SITE UTILITY CONTRACTOR. COORDINATE INSTALLATION WITH BUILDING CONTRACTOR AND ARCHITECTURAL PLUMBING PLANS. SERVICE LINE SHALL BY-PASS GREASE TRAP AND CONNECT BEYOND THE OUTLET SIDE. (SEE PIPE DATA TABLE FOR LENGTHS)
34. PROPOSED GREASE TRAP TO BE INSTALLED BY SITE UTILITY CONTRACTOR. COORDINATE INSTALLATION WITH BUILDING CONTRACTOR AND ARCHITECTURAL PLUMBING PLANS. CONNECT RESTROOM SERVICE LINE DOWNSTREAM OF GREASE TRAP OUTLET SIDE AT INVERT ELEVATION INDICATED. COORDINATE TOP ELEVATION OF GREASE TRAP WITH DRIVEWAY PAVEMENT ELEVATION.
35. PROPOSED SANITARY CLEAN OUT. USE TRAFFIC RATED CLEANOUT IN ALL PAVEMENT AREAS AS REQUIRED.(SEE STRUCTURE DATA TABLE FOR ELEVATION DETAILS)
36. PROPOSED GREASE TRAP SERVICE POC. (SEE ARCH PLANS FOR CONTINUATION)
37. PROPOSED SANITARY SERVICE POC. (SEE ARCH PLANS FOR CONTINUATION)
38. PROPOSED 2" VENT LINE TO BE INSTALLED BY SITE UTILITY CONTRACTOR. (SEE ARCHITECT PLUMBING PLANS) (SEE PIPE DATA TABLE FOR LENGTHS)
39. PROPOSED 2" VENT POC. (SEE ARCH PLANS FOR CONTINUATION)
40. PROPOSED 4" KITCHEN WASTE LINE. INSTALL CLEANOUT APPROXIMATELY 8' FROM FACE OF BUILDING. COORDINATE WITH BUILDING CONTRACTOR AND ARCHITECTURAL PLUMBING PLANS. (SEE PIPE DATA TABLE FOR LENGTHS)

ELECTRIC/GAS UTILITY KEYNOTE LEGEND

- PROPOSED ELECTRIC SERVICE POC. (SEE ARCH PLANS FOR CONTINUATION). ELECTRICAL SERVICE LINE CONNECTION AT BUILDING. CONTRACTOR SHALL INSTALL 4" DIAMETER SCH 40 PVC CONDUIT WITH PULL WIRE FROM EXISTING ELECTRICAL FACILITIES WITHIN THE RIGHT-OF-WAY TO THE TRANSFORMER AND ELECTRICAL PULL BOX LOCATED BEHIND THE SERVICE AREA. COORDINATE CROSSING OF CONDUIT WITH OTHER UTILITIES. CONDUIT SHALL BE BURIED A MINIMUM OF 30" BELOW FINISHED GRADE. ABRUPT BENDS SHALL NOT BE ALLOWED. USE LONG SWEEP RADIUS AND OTHER NECESSARY FITTINGS TO PROVIDE GRADUAL CHANGES IN DIRECTION. ELECTRIC SERVICE INSTALLATION TO BE COORDINATED WITH LOCAL ELECTRIC COMPANY.
- E1 PROPOSED SECONDARY ELECTRIC SERVICE LINE, 4" DIAMETER, SCH 40 PVC CONDUIT (TYP.). SEE BLANK CONDUIT INSTALLATION NOTE. (SEE PIPE DATA TABLE FOR LENGTHS)
- E2 PROPOSED TRANSFORMER AND PAD
- E3 PROPOSED PRIMARY ELECTRIC SERVICE LINE, 4" DIAMETER, SCH40 PVC CONDUIT (TYP.). SEE BLANK CONDUIT INSTALLATION NOTE. (SEE PIPE DATA TABLE FOR LENGTHS)
- E4 PROPOSED CONNECTION TO EXISTING TELEPHONE/ELECTRIC POLE
- E5 INSTALL 2" SCH 40 PVC CONDUIT WITH PULL WIRE AND PULL BOX FOR TELEPHONE SERVICE LINE INSTALLATION. USE LONG SWEEP RADIUS AT 90° AND 45° BENDS TO AVOID ABRUPT CHANGES IN DIRECTION. COORDINATE WITH TELEPHONE COMPANY FOR SPECIFIC LOCATION OF CONDUIT AT THE EXISTING PROPSTAL. (SEE PIPE DATA TABLE FOR LENGTHS)
- G6 PROPOSED GAS SERVICE POC. (SEE ARCH PLANS FOR CONTINUATION)
- G7 GAS SERVICE LINE AND METER INSTALLATION LOCATION. SEE ARCHITECTS PLUMBING PLANS FOR SIZE REQUIREMENTS AND EXACT CONNECTION LOCATION. COORDINATE WITH GAS COMPANY FOR GAS SERVICE LINE INSTALLATION. (SEE PIPE DATA TABLE FOR LENGTHS)
- PROPOSED CONNECTION TO EXISTING GAS LINE. (CONTRACTOR TO VERIFY SIZE AND LOCATION PRIOR TO MAKING CONNECTION)
- E9 TELEPHONE SERVICE CONNECTION LOCATION AT BUILDING. COORDINATE WITH BUILDING CONTRACTOR AND ARCHITECTURAL PLANS.

IRRIGATION KEYNOTE LEGEND

- T8 BLANK CONDUIT SLEEVE FOR IRRIGATION SERVICE. (REFER TO IRRIGATION PLANS FOR FULL DESIGN)

STRUCTURE DATA TABLE

STRUCTURE #	STRUCTURE TYPE/SIZE	GRATE/RIM ELV	INV ELV IN	INV ELV OUT
M1	PROPOSED 4' DIA SANITARY MANHOLE	468.43'	465.10	465.00' (+/-)
M2	PROPOSED 1,500 GAL GREASE TRAP	A 469.34' B 469.22 C 469.11'	465.07	465.42'
C1	PROPOSED SANITARY CLEAN OUT - CAST IRON	471.80'	466.72'	466.77'
C2	PROPOSED SANITARY CLEAN OUT - CAST IRON	468.01'	465.36'	466.35'
C3	PROPOSED SANITARY CLEAN OUT - CAST IRON	471.09'	466.86'	466.65'

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

BOHLER

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REVISIONS

REV	DATE	COMMENT	(Made by/ CHECKED BY)
1	09/14/2026	PLANNING BOARD REVIEW COMMENTS	AEH JNF
2	10/08/2026	PLANNING BOARD REVIEW COMMENTS 2	AEH JNF

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PROJECT No.:	MAA26002JU0-1B
DRAWN BY:	AEH
CHECKED BY:	JNF
DATE:	08/20/2026
CAD I.D.:	P-PCVL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

RIVERSIDE IMPROVEMENTS, LLC

PROPOSED QUICK SERVICE RESTAURANT

354 WINCHESTER STREET
KEENE, NH 03431

STATE OF NEW HAMPSHIRE — JOHN A. KUCICH No.15476 LICENSED PROFESSIONAL ENGINEER

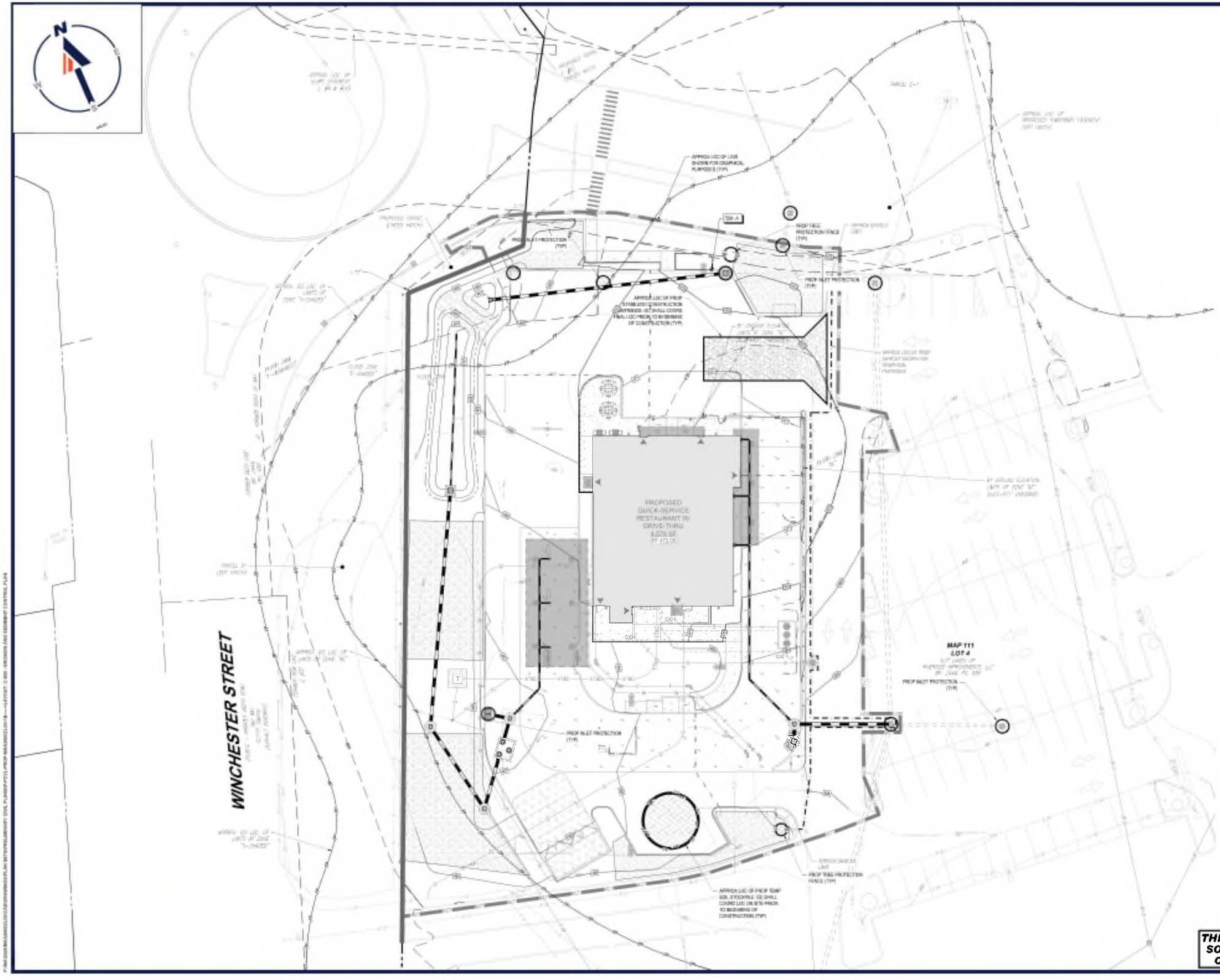
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-500

REVISION 2 - 10/08/2026



EROSION CONTROL LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- SOIL STOCKPILE AREA
- CATCH BASIN INLET PROTECTION

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

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REVISIONS

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PROJECT No.: BRA-00003109-1B
DRAWN BY: AEH
CHECKED BY: JMF
DATE: 08/20/2026
CAD I.D.: P-PCVL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

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PROPOSED QUICK SERVICE RESTAURANT

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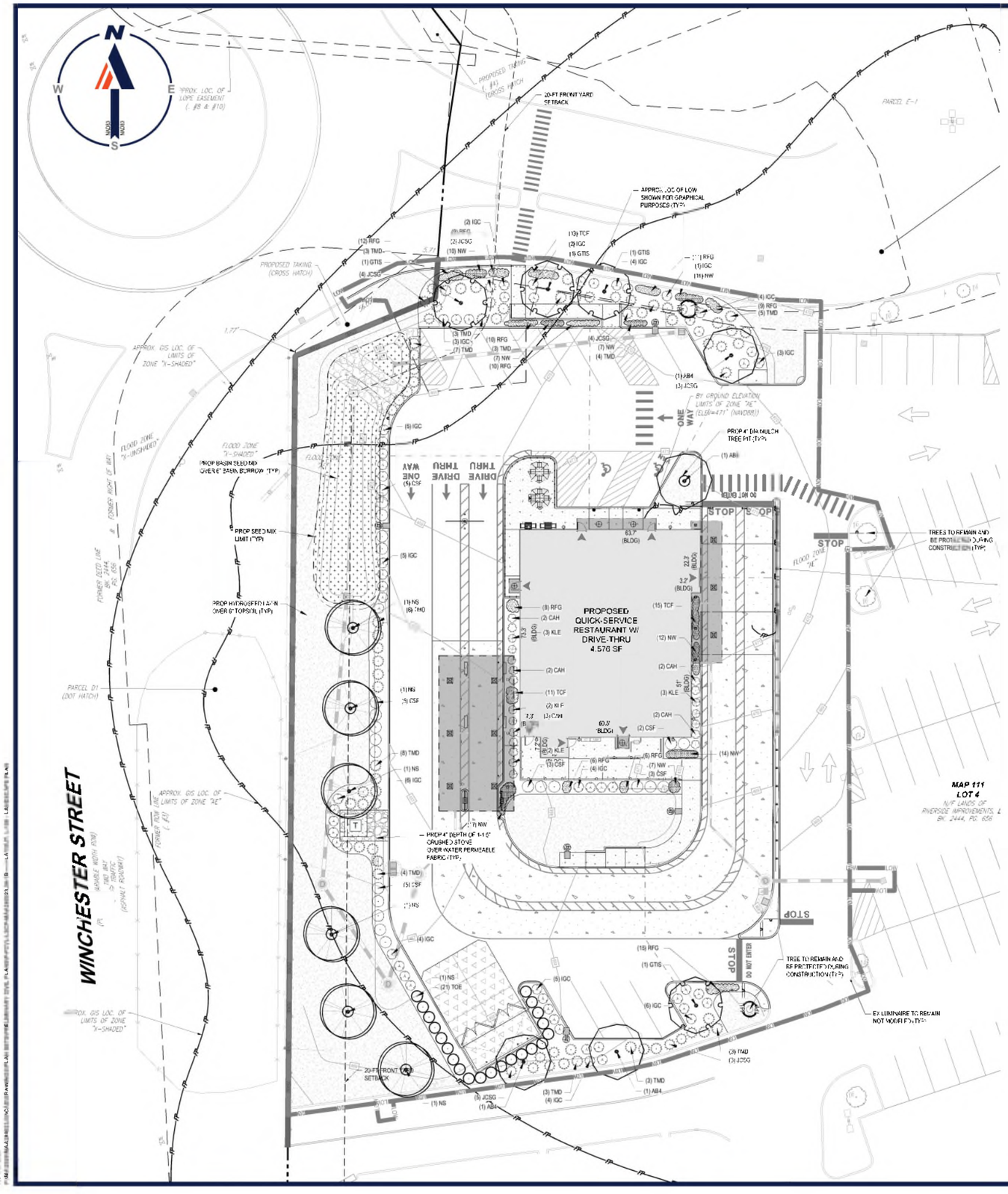
SHEET TITLE:

EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-800

REVISION 2 - 10/08/2026



CITY OF KEENE, NEW HAMPSHIRE
LANDSCAPE REQUIREMENTS

SECTION	REQUIREMENT	PROPOSED
ARTICLE 9. PARKING & DRIVEWAYS	§9.4.4 - PARKING LOT SCREENING ON-SITE PARKING SHALL NOT BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY UNLESS THE FOLLOWING STANDARDS ARE MET. A. PERIMETER LANDSCAPE AREA IF AN ON-SITE PARKING LOT IS VISIBLE FROM THE PUBLIC RIGHT-OF-WAY, A PERIMETER LANDSCAPE AREA SHALL BE ESTABLISHED ALONG THE FULL LENGTH OF THE EDGE(S) OF THE PARKING LOT THAT IS ADJACENT TO THE PUBLIC RIGHTS-OF-WAY, WITH THE EXCEPTION OF AREAS DESIGNED FOR PEDESTRIAN AND VEHICULAR ACCESS INTO THE PARKING LOT. THIS PERIMETER PARKING LOT LANDSCAPE AREA SHALL BE IMPROVED AS FOLLOWS: 1. THE PERIMETER PARKING LOT LANDSCAPE AREA SHALL BE AT LEAST 5-FT IN DEPTH, MEASURED FROM THE EDGE OF THE PARKING AREA.	PROVIDED
	2. A MINIMUM OF 1 SHADE TREE SHALL BE PROVIDED FOR EVERY 30-LF OF PERIMETER PARKING LOT LANDSCAPE AREA. ORNAMENTAL TREES MAY BE SUBSTITUTED FOR SHADE TREES AT A 2:1 RATIO. 1. TREES MAY BE SPACED LINEARLY ON CENTER OR GROUPED TO COMPLEMENT AN OVERALL DESIGN CONCEPT	REQUIRED: 223 LF / 30 = 7.4 TREES PROVIDED: 8 PROP TREES 1 EXISTING TREE
	3. ONE EVERGREEN SHRUB SHALL BE PLANTED FOR EVERY 3-LF OF PERIMETER AREA LENGTH. SHRUBS MAY BE VARIED IN PLACEMENT, RATHER THAN LINEARLY SPACED, BUT THE TOTAL NUMBER OF SHRUBS PLANTED MUST EQUAL 1 SHRUB PER 3-LF. SHRUBS MUST BE AT LEAST 3-FT IN HEIGHT AT MATURITY AND HAVE A MINIMUM SPREAD OF 3-FT. SHRUBS ARE NOT REQUIRED TO BE PLANTED WITHIN 4-FT OF A TREE.	REQUIRED: 223 LF / 3 = 74.3 SHRUBS PROVIDED: 78 SHRUBS
	4. THE REMAINDER OF THE PERIMETER PARKING LOT LANDSCAPE AREA SHALL BE LANDSCAPED AND DESIGNED AS ONE OR MORE OF THE FOLLOWING INSTALLATIONS: A. 90% OF THE AREA OUTSIDE OF THE REQUIRED SHRUB COVER (MISSING AREA SURED AT MATURITY) SHALL BE PLANTED WITH A COMBINATION OF PERENNIALS, ORNAMENTAL GRASSES, AND/OR GROUNDCOVER PLANTS. THE REMAINING AREAS SHALL BE MULCH OR ANOTHER PERMEABLE LANDSCAPE SURFACE. B. A SOLID FENCE OR WALL CONSTRUCTED FROM WOOD, BRICK, OR MASONRY (SHALL NOT BE CONCRETE BLOCK) THAT IS A MINIMUM OF 4-FT TO A MAXIMUM OF 6-FT IN HEIGHT LOCATED AT THE FURTHEST POINT OF THE LANDSCAPE AREA FROM THE PUBLIC RIGHT-OF-WAY. ANY PORTION OF THE FENCE OR WALL THAT EXCEEDS 4-FT SHALL BE SEMI-TRANSPARENT OR TRANSPARENT. UP TO 50% OF THE TOTAL LENGTH OF SUCH WALL MAY BE DESIGNED AS A SEATING WALL. THE MINIMUM WALL HEIGHT DOES NOT APPLY TO SEATING AREAS INCORPORATED IN THE WALL. C. THE PLANNING BOARD MAY APPROVE AN ALTERNATIVE DESIGN FOR SCREENING OF PARKING LOTS FROM PUBLIC RIGHTS-OF-WAY AS PART OF A SITE PLAN REVIEW IF THEY DETERMINE THE PROPOSED DESIGN GENERALLY MEETS THE INTENT OF THIS ARTICLE.	PARKING LOT PERIMETER SCREENING IS MULCHED AND SUPPLEMENTED WITH PERENNIALS. THE REMAINING PERIMETER IS PROPOSED AS LAWN
	§9.4.5 - INTERIOR PARKING LOT LANDSCAPING A. PARKING LOTS OF 16+ SPACES. FOR PARKING LOTS OF 16 OR MORE PARKING SPACES, EITHER: 1. TREE AT LEAST 3-IN DIAMETER AS MEASURED 5-IN FROM THE GROUND AFTER PLANTING, OR GROUPINGS OF 3 OR MORE TREES AT LEAST 5-FT TALL OR 2-IN DIAMETER AS MEASURED 6-IN ABOVE GRADE AFTER PLANTING. SHALL BE REQUIRED AT THE RATIO OF 1 TREE PER 10 PARKING SPACES.	REQUIRED: 14 PARKING SPACES / 10 = 1.4 TREES PROVIDED: 8 PROP TREES 1 EXISTING TREE
	2. MORE THAN HALF OF THE REQUIRED PARKING LOT LANDSCAPING SHALL BE EITHER IN CONTINUOUS LANDSCAPE STRIPS OR IN LARGE PLANTING ISLANDS, WHICH ARE A MINIMUM OF 95-SF, LOCATED ENTIRELY WITHIN THE PAVED AREA OF THE PARKING LOT IN ORDER TO BREAK UP THE VISUAL EXPANSIVENESS OF THE LOT.	PROVIDED
	3. MORE THAN HALF OF THE PLANTING AREAS SHALL BE AT LEAST 8-FT WIDE, BUT SHALL NOT BE LESS THAN 4-FT WIDE.	PROVIDED
	4. THE PLANNING BOARD MAY APPROVE AN ALTERNATIVE DESIGN FOR INTERIOR LANDSCAPING OF PARKING LOTS AS PART OF A SITE PLAN REVIEW IF THEY DETERMINE THE PROPOSED DESIGN GENERALLY MEETS THE INTENT OF THIS ARTICLE.	
ARTICLE 21. SITE DEVELOPMENT STANDARDS - 21.5 LANDSCAPING	§21.5 - LANDSCAPING 21.5.1 PLANT SELECTION A. NO PLANT MATERIAL SHALL BE INSTALLED ON A SITE THAT IS LISTED BY THE NH DEPARTMENT OF AGRICULTURE, MARKETS AND FOOD AS AN INVASIVE SPECIES PER NH RSA 430:54 AND NH ADMINISTRATIVE RULES AGR 3800.	PROVIDED
	B. PLANT MATERIALS SHALL BE HARDY TO REGIONAL CLIMATE CONDITIONS PER THE U.S. DEPARTMENT OF AGRICULTURE'S PLANT HARDINESS ZONE MAP.	PROVIDED
	C. LANDSCAPE ALTERNATIVES TO TURFGRASS LAWN (E.G. NATIVE TREES, SHRUBS, AND PERENNIAL GROUNDCOVERS) SHALL BE UTILIZED WHEVEVER FEASIBLE.	PROVIDED
	§21.5.1 - GENERAL STANDARDS A. SCREENING IN THE FORM OF LANDSCAPING OR OTHER TREATMENT (E.G. BERMS, WALLS, FENCES) SHALL BE USED TO: 1. SCREEN LOADING AREAS, WASTE STORAGE AND TRANSFER AREAS, HEATING AND COOLING EQUIPMENT, ELECTRICAL EQUIPMENT, AND OTHER AREAS LIKELY TO GENERATE NOISE, DUST, OR OTHER DISRUPTIVE CONDITIONS.	PROVIDED
	4. SCREEN PARKING LOTS FROM ADJACENT PROPERTIES.	PROVIDED
	B. SCREENING SHALL BE OF A TEXTURE, MATERIAL, COLOR, AND SIZE COMPATIBLE WITH THE EXISTING OR PROPOSED BUILDINGS OR STRUCTURES ON THE SITE.	PROVIDED
	C. CHAIN LINK FENCING WITH SLATS IS PROHIBITED FOR SCREENING.	PROVIDED
	D. NO SCREENING SHALL BE SO CONSTRUCTED OR INSTALLED AS TO CONSTITUTE A HAZARD TO TRAFFIC OR SAFETY.	PROVIDED
ARTICLE 21. SITE DEVELOPMENT STANDARDS - 21.5 GENERAL STANDARDS	§21.5.2 - SPECIFIC STANDARDS A. SERVICE AREAS 1. WASTE COLLECTION AND OTHER SIMILAR SERVICE AREAS SHALL BE SCREENED FROM VIEW FROM ADJACENT PROPERTY OR PUBLIC RIGHTS-OF-WAY (NOT INCLUDING ALLEYS).	PROVIDED
	2. WASTE STORAGE CONTAINERS (E.G. DUMPSTERS OR ROLL STORAGE CONTAINERS) SHALL BE FULLY SCREENED BY A 3D ID ENCLOSURE OF WOOD, MASONRY, VINYL, OR OTHER MATERIAL DEEMED ACCEPTABLE BY THE PLANNING BOARD AND SHALL COMPLY WITH THE MINIMUM STANDARDS FOR PROPERTY IN CHAPTER 18 OF THE CITY CODE OF ORDINANCES.	PROVIDED
	3. SCREENING AROUND WASTE STORAGE CONTAINERS SHALL BE AT LEAST 6-FT IN HEIGHT OR OF A HEIGHT EQUAL TO THE HEIGHT OF THE CONTAINER IF THE HEIGHT IS GREATER THAN 6-FT.	PROVIDED
	4. SCREENING REQUIRED FOR SERVICE AREAS, INCLUDING WASTE STORAGE CONTAINERS, SHALL BE COMPATIBLE WITH THE PRINCIPAL BUILDING IN TERMS OF TEXTURE, MATERIAL AND COLOR.	PROVIDED
	B. DRIVE-THROUGH BUSINESSES 2. WHERE ALLOWED, DRIVE-THROUGH LANES SHALL BE SCREENED FROM ANY ADJACENT PUBLIC RIGHTS-OF-WAY (NOT INCLUDING ALLEYS). 3. AT A MINIMUM, SUCH SCREENING SHALL CONSIST OF A COMPACT, EVERGREEN HEDGE NOT LESS THAN 3-FT IN HEIGHT AT PLANTING AND 6-FT AT MATURITY. A. AS AN ALTERNATIVE, SUCH SCREENING MAY CONSIST OF A SOLID FENCE OF WOOD OR MASONRY AT LEAST 6-FT IN HEIGHT.	PROVIDED

HATCH LEGEND

HATCH	DESCRIPTION
	PROP HYDROSEED LAWN
	PROP BASIN SEED MIX

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
ABH	6	ACER SACCHARUM 'SUPREME'	SUPREME SUGAR MAPLE	3-3.5" CAL	B&B
GTS	4	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3-3.5" CAL	B&B
NS	1	NYSSA SYLVATICA	SOUR GUM	3-3.5" CAL	B&B
EVERGREEN TREES					
TOE	21	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6-8	B&B
SHRUBS					
CAH	6	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET (DWARF)	24-30"	CONTAINER
CSF	22	CORNUS SERICEA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	24-30"	CONTAINER
IGC	58	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24-30"	CONTAINER
LOG	13	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30"	CONTAINER
KLE	16	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	24-30"	CONTAINER
TMD	31	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	24-30"	CONTAINER
PERENNIALS					
NN	65	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	CONTAINER
RFG	66	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTRUM CONEFLOWER	1 GAL	CONTAINER
TCF	59	TARTUFA CORDIFOLIA	FOAM FLOWER	1 QT	CONTAINER

GENERAL LANDSCAPE NOTES:

1. THESE LANDSCAPE PLANS ARE TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATIONS, AND ASSOCIATED DETAILS FOUND ON THE LANDSCAPE DETAILS SHEET. THE GENERAL NOTES FOUND ON THE NOTES PAGE OF THIS PLAN SET, ARE CONSIDERED PART OF LANDSCAPE PLANS. THE CONTRACTOR MUST REFER TO, AND FULLY COMPLY WITH, ALL NOTES, SPECIFICATIONS AND DETAILS DESCRIBED HEREIN ON THE LANDSCAPE PLANS AND IN THE LANDSCAPE DETAILS SHEET.
2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH "MATERIALS" SECTION OF THE LANDSCAPE SPECIFICATIONS UNLESS OTHERWISE SPECIFICALLY STATED ON THIS PLAN.
3. SHRUBS PLANTED ALONG HEADLIN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
4. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO ROHE AND THE MUNICIPALITY'S ENGINEERING AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY STORMWATER FACILITY, INCLUDING RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
6. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL PROJECT MAINTENANCE IS TURNED OVER TO THE PROPERTY OWNER OR OTHER RESPONSIBLE PARTY. SUCH RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE CARE, WATERING, AND MAINTENANCE OF ALL PLANT MATERIAL; LAWN MOWING; AND SEASONAL MAINTENANCE.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE: 1" = 20'

BOHLER
50 WASHINGTON ST., SUITE 2000
WESTBOROUGH, MA 01581
Phone: (508) 480-0000
www.BohlerEngineering.com

REVISIONS

REV	DATE	COMMENT	(Made by CHECKED BY)
1	09/14/2026	PLANNING BOARD REVIEW COMMENTS	AEH JNF
2	10/08/2026	PLANNING BOARD REVIEW COMMENTS 2	AEH JNF

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MAA26002JJ10-1B
DRAWN BY:	AEH
CHECKED BY:	JNF
DATE:	08/20/2026
CAD I.D.:	P-PCVL-LSCP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

RIVERSIDE IMPROVEMENTS, LLC

PROPOSED QUICK SERVICE RESTAURANT

354 WINCHESTER STREET
KEENE, NH 03431

MATTHEW J. MOORE 00709

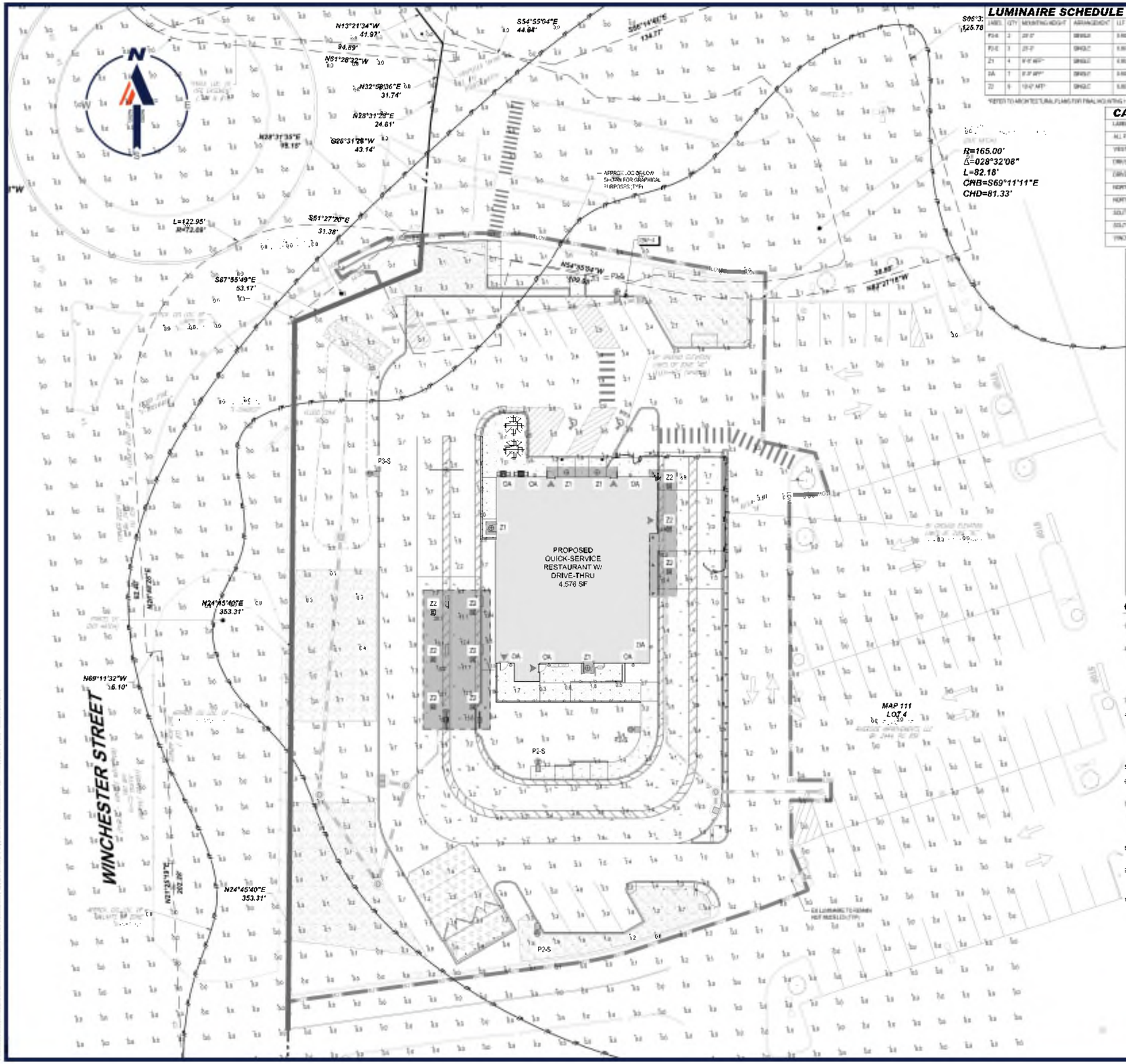
SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-100

REVISION 2 - 10/08/2026



LUMINAIRE SCHEDULE

LABEL	QTY	MOUNTING HEIGHT	ARRANGEMENT	LLF	LUMENS	DESCRIPTION
P3-S	3	20'-0"	SINGLE	0.900	11000	COOPER LUMARK PREVAIL DISCRETE LED AREA LUMINAIRE TYPE 3 WITH HOUSE-SIDE SHIELD. 3 UP-LIGHT PRV-PA3A-730-x-T3-x-BK-HSS
P2-S	3	20'-0"	SINGLE	0.900	11000	COOPER LUMARK PREVAIL DISCRETE LED AREA LUMINAIRE TYPE 2 URBAN, WITH HOUSE-SIDE SHIELD. 3 UP-LIGHT PRV-PA2A-730-x-T2U-x-BK-HSS
Z1	4	9'-0" MP	SINGLE	0.900	975	COOPER HALO SMX EDGELESS 4" ROUND SURFACE MOUNT LED DOWNLIGHT, 3 UP-LIGHT, SMX4RSESD(27-90)(V-3000K)
DA	1	8'-0" MP	SINGLE	0.900	900	PROGRESS LIGHTING LED WALL SCONCE LUMINAIRE (P5674-30K - DOWNLIGHT ONLY, 3 UP-LIGHT)
Z2	6	10'-0" MP	SINGLE	0.900	5000	LSI CRUS SCOTTSDALE LED CANOPY LUMINAIRE, 8 UP-LIGHT (CRUS-SC-LED-SLW-30-x-DLC)

*REFER TO ARCHITECTURAL PLANS FOR FINAL MOUNTING HEIGHTS AND LOCATIONS

CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	MAX/AVG
ALL POINTS	ILLUMINANCE	FC	0.66	37.2	0.0	N.A.	N.A.	9.4
WEST PROPERTY LINE	ILLUMINANCE	FC	0.01	0.3	0.0	N.A.	N.A.	9.4
DRIVE-THRU CANOPY	ILLUMINANCE	FC	13.42	20.3	7.7	1.74	2.61	1.49
DRIVE-THRU	ILLUMINANCE	FC	2.58	9.4	1.0	4.30	9.00	2.05
NORTH PARKING	ILLUMINANCE	FC	1.62	3.8	0.8	3.03	7.48	2.80
NORTH WALKWAY	ILLUMINANCE	FC	1.48	3.4	0.1	14.80	34.00	2.34
SOUTH PARKING	ILLUMINANCE	FC	2.14	8.3	0.5	4.28	16.60	2.38
SOUTH WALKWAY	ILLUMINANCE	FC	2.51	5.8	0.5	4.62	7.86	1.89
WINDOW GLARE	ILLUMINANCE	FC	0.53	15.9	0.0	2.94	5.88	1.84

CITY OF KEENE, NEW HAMPSHIRE LIGHTING REQUIREMENTS

SECTION	REQUIREMENT	PROPOSED
§21.7.3 A - SHIELDING	ALL OUTDOOR LIGHTS, INCLUDING FREESTANDING AND WALL MOUNTED, SHALL BE FULLY SHIELDED AND/OR DARK SKIES COMPLIANT (INTERNATIONAL DARK SKY ASSOCIATION SEAL OF APPROVAL OR EQUIVALENT) FIXTURES WITH NO PORTION OF THE BULB VISIBLE.	PROVIDED TO EXTENT POSSIBLE
§21.7.3 B - GLARE	LIGHTING SHALL BE INSTALLED AND DIRECTED IN SUCH A MANNER AS TO PREVENT GLARE AT ANY LOCATION, ON OR OFF THE PROPERTY.	PROVIDED
§21.7.3 C - LIGHT TRESPASS	THE MAXIMUM LIGHT LEVEL OF ANY LIGHT FIXTURE CANNOT EXCEED 0.1 FOOTCANDLE, MEASURED AT THE PROPERTY LINE AND CANNOT EXCEED 1 FOOTCANDLE MEASURED AT THE RIGHT-OF-WAY LINE OF A STREET.	PROVIDED
§21.7.2 D - ILLUMINATION	ALL ILLUMINATION SHALL BE OF A WHITE LIGHT AND SHALL HAVE A COLOR RENDERING INDEX (CRI) GREATER THAN 70. THE COLOR-TEMPERATURE OR CORRELATED COLOR TEMPERATURE (CCT) OF LIGHTING SHALL NOT EXCEED 5,500 KELVINS.	PROVIDED TO EXTENT POSSIBLE
§21.7.3 E - HEIGHT	THE MOUNTING HEIGHT OF FIXTURES, AS MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE FIXTURE OR POLE (INCLUSIVE OF FIXTURE) SHALL NOT EXCEED THE MAXIMUM HEIGHT LISTED IN TABLE 20-1. MAX HEIGHT FOR COMMERCE ZONE: 30 FT	PROVIDED
§21.7.4 A - PARKING LOTS	OUTDOOR LIGHTING OF PARKING LOTS AND RELATED CIRCULATION AREAS AS WELL AS THE UNENCLOSED AREAS OF PARKING STRUCTURES SHALL COMPLY WITH THE FOLLOWING STANDARDS: 1. AVERAGE ILLUMINATION LEVELS OF PARKING LOT LIGHTING SHALL NOT EXCEED 3 FOOTCANDLES.	PROVIDED
	2. THE RATIO OF THE AVERAGE TO THE MINIMUM ILLUMINATION LEVEL (ALSO KNOWN AS THE UNIFORMITY RATIO) SHALL NOT EXCEED 5:1 IN FOOTCANDLES.	PROVIDED
§21.7.4 C - WALKWAYS	LIGHTING OF OUTDOOR WALKWAYS, ALLEYS, AND PEDESTRIAN PATHS SHALL COMPLY WITH THE FOLLOWING STANDARDS: 1. THE AVERAGE ILLUMINATION LEVEL ON A WALKWAY OR PATHWAY SURFACE SHALL NOT BE LESS THAN 0.5 FOOTCANDLES.	PROVIDED
	A. THE AREA OVER WHICH THE AVERAGE ILLUMINATION LEVEL IS COMPUTED SHALL ONLY INCLUDE THE WALKWAY SURFACE PLUS AN AREA ON EACH SIDE NOT MORE THAN 5 FT IN WIDTH.	PROVIDED
	2. MAXIMUM LIGHTING LEVELS SHALL NOT EXCEED 5 FOOTCANDLES	PROVIDED
	3. LIGHTING FIXTURES OTHER THAN FULL CUT-OFF FIXTURES MAY BE USED BUT SHALL BE DESIGNED TO MINIMIZE GLARE, DIRECT ILLUMINATION DOWNWARD, AND SHALL HAVE AN INITIAL OUTPUT OF NO MORE THAN 1,200 INITIAL LUMENS.	PROVIDED

GENERAL LIGHTING NOTES:

1. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE ELECTRICAL CONTRACTOR MUST BECOME FAMILIAR WITH, REFER TO AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY.
2. THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THIS LIGHTING PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL APPLICABLE AGENCY AND GOVERNMENTAL REGULATIONS. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY DIFFER FROM THE VALUES DEPICTED ON THIS PLAN DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, MAINTENANCE, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES, EXISTING AMBIENT LIGHT SOURCE ON AND OFF SITE, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOTCANDLES (FC).
4. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM CONDITIONS, WIRING CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECTS, ELECTRICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY. AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS, THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE BUILDING AND LOCAL ELECTRICAL CODES.
5. THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL LIGHTING IS INSTALLED PER THIS LIGHTING PLAN, INCLUDING THE LOCATION, ORIENTATION, SHIELDING, AND/OR ROTATED OPTICS IN ORDER TO ACHIEVE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. EXISTING POLES AND FOUNDATIONS ARE NOT TO BE REUSED.
7. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REMOVAL, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.
8. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-21 TESTING (OR MOST RECENT EDITION). THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
10. LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS. UNLESS OTHERWISE NOTED, LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE. HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

SCALE: 1" = 30'

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50 WASHINGTON ST., SUITE 2000
WESTBOROUGH, MA 01581
Phone: (508) 480-0000

www.BohlerEngineering.com

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	09/11/2026	PLANNING BOARD REVIEW COMMENTS	AEH / JMF
2	10/08/2026	PLANNING BOARD REVIEW COMMENTS 2	AEH / JMF

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PROJECT No.: BSM250033.05-18
DRAWN BY: AEH
CHECKED BY: JMF
DATE: 08/27/2026
CAD I.D.: P:\2025\...\T-100 - LIGHTING PLAN.DWG

PROJECT:

SITE DEVELOPMENT PLANS

FOR

RIVERSIDE IMPROVEMENTS, LLC

PROPOSED QUICK SERVICE RESTAURANT
354 WINCHESTER STREET
KEENE, NH 03431

LICENSED LANDSCAPE ARCHITECT — MATTHEW J. MORA — 00709 — STATE OF NEW HAMPSHIRE

SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER:

T-100

REVISION 2 - 10/08/2026

DRAINAGE REPORT

For

RIVERSIDE IMPROVEMENTS, LLC

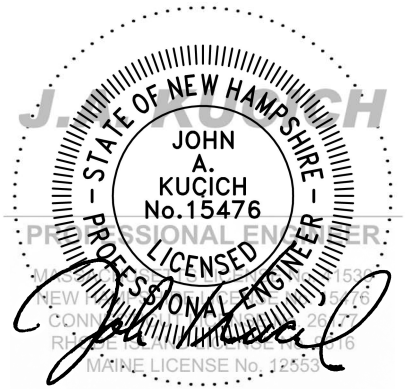
PROPOSED

Quick Service Restaurant w/ Drive-Thru

354 Winchester Street
Keene, Cheshire County, New Hampshire

Prepared by:

BOHLER ENGINEERING
50 Washington Street, Suite 2000
Westborough, MA 01581
(508)-480-9900 TEL.



J.A. Kucich
New Hampshire P.E. Lic. # 15476

BOHLER

October 8th, 2026 – Rev. 2
#MAA260023.00

PROJECT NARRATIVE

I. Description

Riverside Improvements, LLC ("Applicant") proposes to redevelop 354 Winchester Street (Map 111, Lot 4) in Keene, New Hampshire. Redevelopment efforts consist of constructing a new quick-serve restaurant w/ drive thru with associated parking, landscape, and stormwater improvements.

II. Pre-Development Conditions

The subject site is a 21.16± acre parcel of land, denoted as Lot 4 on Assessor's Map 111. The site is located on Winchester Street within the Commerce District. The site is primarily surrounded by wooded areas with commercial businesses to the west, Route 101 to the south, and Winchester Street to the east. The site consists of an existing commercial development with multiple retail tenants, parking, and landscaping, and can be accessed by two curb cuts from by Winchester Street.

The site is located in other areas Zone X (areas of minimal flood hazard) and special flood hazard area Zone AE (base flood elevation determined) per map entitled "National Flood Insurance Program Flood Insurance Rate Map, Cheshire County, New Hampshire, (All Jurisdictions), Panel 266 of 610, Map Number 33005C0266E, with a map revision date of May 23, 2006.

Most of the on soils are mapped as Occum fine sandy loam which are classified by the Natural Resource Conservation Service (NRCS) as Hydrologic Soil Group (HSG) "A".

The site primarily drains to existing catch basins within the parking areas which collect runoff and convey flows through a subsurface stormwater network to a detention basin south of the project.

III. Post-Development Conditions

The project proposes the construction of a single 4,576± square foot (SF) quick-serve restaurant w/ drive-thru with associated paved parking areas, driveways, landscaping, utilities, and stormwater management systems. The site will be served by public water, sanitary sewer, and gas. The electric and communication services are proposed by connections to existing infrastructure proximate to the site frontage.

There is a net decrease in impervious area of 118 square feet and total disturbance of 1.08 acres.

The stormwater management system has been designed in accordance with the standards described in Env-Wq 1500.

The stormwater control measure (SCMs formerly best management practices (BMPs)) incorporated is a bioretention system with internal storage reservoir. The proposed development area has been designed to drain to the SCMs via a conventional closed-pipe drainage system with catch basins with deep sumps and hooded outlets. Pretreatment of stormwater runoff not conveyed to the bioretention pond is achieved by a proprietary treatment unit (Contech Jellyfish) for stormwater flowing to catch basin A-31 and the Order Point Canopy roof drains. Under existing conditions, a large portion of the parking area and building roof area directed stormwater to the existing stormwater infrastructure within the plaza with no pre-treatment. Under the proposed conditions, the total area that is being directed to the existing stormwater system is being reduced. The remaining portions of the site will have improved stormwater quality through the proposed

bio-retention basin with internal storage and water quality device. The proposed stormwater improvements will treat runoff of approximately 76% of the post developed area. Please refer to the enclosed Site Plan Documents and HydroCAD for additional detail regarding the proposed stormwater management features included as part of the project.

IV. Drainage Analysis

The analysis was completed with HydroCAD, utilizing the SCS TR-20 Runoff Method, 24-hour duration NRCS Type III storm distribution, and rainfall depths from NOAA ATLAS 14 for the site location.

Pipes have been designed for the 25-year storm using the Rational Method. Outlet Protection in the form of riprap apron or riprap scour hole is provided at each outfall and designed for the 25-year storm for stormwater basin inflows. A pipe sizing table can be found in Appendix F.

The table below summarizes the pre-development versus post-development peak discharge rates at the design point (DP), where DP1 is the existing stormwater system.

Peak Flow Discharge in cubic feet per second (cfs)																					
	1-year			2-year			5-year			10-year			25-year			50-year			100-year		
	Pre-	Post-	Delta	Pre-	Post-	Delta	Pre-	Post-	Delta	Pre-	Post-	Delta	Pre-	Post-	Delta	Pre-	Post-	Delta	Pre-	Post-	Delta
DP1	2.04	1.74	-0.30	2.44	2.08	-0.36	3.10	2.62	-0.48	3.66	3.18	-0.48	4.61	4.40	-0.21	5.39	5.25	-0.14	6.44	6.32	-0.12

In accordance with NHDES Env-Wq 1500: Alteration of Terrain, New Hampshire Stormwater Manual, the following criteria is met.

Env-Wq 1507.03 - Pollutant Discharge Minimization

This criterion is met by providing WQV in the SCM and by treating WQF (for pretreatment). Refer to the SCM worksheets enclosed for additional details. The project includes a LID practice (Bioretention) and one (1) proprietary treatment unit (Contech Jellyfish) to treat runoff prior to discharge into the existing stormwater system.

Env-Wq 1507.04 - Groundwater Recharge

The redevelopment results in a net decrease of impervious area from existing conditions, therefore GRV calculations are not provided.

Env-Wq 1507.05 - Channel Protection

This criterion is met as the site complies with 1507.05(b)(1)b. A separate HydroCAD link is included representing the proposed disturbance areas other than the basin outflows. The hydrograph from the basin outflows and this link represents the proposed disturbance areas and reports <2cfs from the 2-yr storm event.

- 1507.05(b)(1) *The 2-year, 24-hour post-development peak flow rate generated from the proposed disturbance shall be equal to or less than the 2-year, 24-hour pre-development peak flow rate and:*
    - *a. The 2 year, 24-hour post-development storm volume, directed to a channel, downstream receiving water, or wetland has not increased over the pre-development volume by more than 0.1 acre-feet;*

Channel Protection			
Volume Discharge in acre-feet (af) from 72-hr Time Span			
	2-year		
	Pre-	Post-	Delta
DP1	0.20	0.20	0.00

Env-Wq 1507.06 - Peak Runoff Control

The table above demonstrates the attenuation of peak rates of post-development runoff for the 1, 2, 5, 10, 25, 50 and 100 yr events.

Env-Wq 1507.07 – Long-Term Maintenance

An Operation and Maintenance Plan is enclosed.

V. Erosion and Sediment Control Measures

The project proposes temporary and permanent erosion and sedimentation controls. A complete description of the controls can be found on the accompanying plans and detail sheets. The project is subject to the NPDES Stormwater Permit Program requirements. A SWPPP will be developed prior to the start of construction and modified as needed throughout the construction period.

ENTRANCE DRIVE-AISLE = ±260-FT
(APPROX. 13 CARS)

INTERNAL DRIVE-AISLE = ±240-FT
(APPROX. 12 CARS)

DT INSIDE LANE = ±340-FT
(APPROX. 17 CARS)

DT OUTSIDE LANE = ±390-FT
(APPROX. 19 CARS)

PROPOSED QUICK-SERVICE RESTAURANT W/ DRIVE-THRU
4,576 SF
FF 472.00

WINCHESTER STREET
(PUBLIC - VARIABLE WIDTH ROW)
(ASPHALT ROADWAY)

MAP 111
LOT 4
N/F LANDS OF
RIVERSIDE IMPROVEMENTS, LLC
BK. 2444, PG. 656

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 20'

HATCH LEGEND

- BUILDING
- CANOPY
- CONCRETE SIDEWALK AND IRRIGATION PROTECTION
- PAVEMENT DRIVE-THRU LANE
- CONCRETE APRON AT TRASH ENCLOSURE
- SNOW STORAGE AREA

SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS

- A HANDICAP PARKING SIGN: MUTCD R7-8; 12" X 18" (TYP)
- B HANDICAP PARKING FINE SIGN: 6" X 12" (TYP)
- C "VAN ACCESSIBLE" SIGN: MUTCD R7-8P; 6" X 12" (TYP)
- D "DO NOT ENTER" SIGN: MUTCD R5-1; 24" X 24" (TYP)
- E "STOP" SIGN: MUTCD R1-1; 30" X 30" (TYP)
- F RESTAURANT BRANDED PEDESTRIAN CROSSING SIGN
- G FLAG POLE
- H RESTAURANT BRANDED MONUMENT OR PYLON SIGN
- I DIGITAL DRIVE-THRU MENU BOARDS
- J "ONE WAY" SIGN

BOHLER
50 WASHINGTON ST., SUITE 2000
WESTBOROUGH, MA 01581
Phone: (508) 480-9900
www.BohlerEngineering.com

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
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ISSUED FOR PERMIT

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MAA260023.00-1A
DRAWN BY:	AEH
CHECKED BY:	JNF
DATE:	08/20/2026
CAD I.D.:	P-PCVL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

RIVERSIDE IMPROVEMENTS, LLC

PROPOSED QUICK SERVICE RESTAURANT
354 WINCHESTER STREET
KEENE, NH 03431

SHEET TITLE:

VEHICLE STACKING LENGTH EXHIBIT

SHEET NUMBER:

C-200

REVISION 1 - 09/14/2026

P:\MA\2025\MAA260023.00\CAD\DRAWINGS\PLAN SETS\PRELIMINARY CIVIL PLANS\P-PCVL-PROP-MAA260023.00-1A-----LAYOUT: C-200 - SITE PLAN
14 MAY

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Scottsdale® Legacy (CRUS)

LED Canopy Luminaire

IP66



OVERVIEW	
Lumen Package (lm)	5,000 - 22,000
Wattage Range (W)	38 - 152
Efficacy Range (LPW)	114 -156
Weight lbs (kg)	23 (10.4)

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Features a ultra-slim 11/16" profile die-cast housing, with flat clear or diffused tempered glass lens. Unit is water-resistant, sealed and IP66 rated. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.
- Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.
- Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

Optical System

- Features an array of select, mid-power, high brightness, high efficiency LED; 3000K, 4000K, 5000K color temperature, 80 CRI (nominal).
- Choice of Symmetric or Asymmetric distribution. Asymmetric provides a wider distribution pattern. Optional symmetric with diffused lens also available.
- Forward Throw distribution provides an industry leading unique distribution pattern that illuminates the area under the gas canopy and beyond. The forward through optic directs the light to the forecourt from the gas canopy eliminating the need for supplemental floodlights and extensive perimeter lighting.
- Diffuse lens available as an option to soften brightness of the luminaire.
- Six Lumen Packages: 5,000, 9,000, 10,000, 13,000, 18,000 and 22,000 Lumens.

Electrical

- High performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral 6kV surge protection that meets IEEE C62.41.2 and ANSI C82.77-5 Location Category C Low standards. Additional field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/ IEEE C62.41.2). Custom lumen and wattage packages available.
- Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.
- Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and acts as the primary heatsink ensuring cool operation of internal components for longer life. Seals to optical housing via one-piece molded silicone gasket.
- Universal voltage power supply, 120-277 VAC, 50/60 HZ and 347-480 VAC, 50/60 HZ input.
- -40°C to 55°C (-40°F to 131°F) ambient operating temperature. (Varies based on lumen package and mounting style see performance data for specifics.)
- Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location (see performance data for specifics.)

Hazardous Location

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Divisions 2 only when properly installed per LSI installation instructions. See lsicorp.com for specific guidance. Not available on SLW.

Installation

- One-person installation.
- Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit.
- Retro panels are available for existing Encores as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Meets Buy American Act requirements.
- IDA compliant with 3000K or lower color temperature.

©LSI Industries Inc. All Rights Reserved. Specifications and dimensions subject to industry standard tolerances. Specifications subject to change without notice.

PROGRESS LIGHTING™

Project:

Fixture Type:

Location:

Contact:

Cylinder

Wall Mounted • Wet Location Listed PROGRESS LED

Description:

5 downlight wall cylinders are ideal for a wide variety of interior and exterior applications including residential and commercial. The aluminum Cylinders offers a contemporary design with its sleek cylindrical form and elegant fade and chip resistant Antique Bronze finish, perfect for today's inspired exteriors. With over 700 lumens the LED Cylinders unite performance, energy savings and safety benefits.

Specifications:

- Antique Bronze finish.
- Die-cast aluminum construction with durable powder coated finish
- 484 lumens 24 lumens/watt (delivered)
- 3000K color temperature, 90+ CRI
- Meets California Title 24 high efficacy requirements for outdoor use only.
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.5 in W.,
- Mounting plate for outlet box included
- 6 in of wire supplied

Performance:

Number of Modules	1
Input Power	16.9 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Source)	484/24 (LM-82)
Lumens/LPW (Delivered)	537/31.7 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cCSAus Wet Location Listed

P5674-20/30K



Dimensions:

Width: 5 in
Height: 7-1/2 in
Depth: 8 in
H/CTR: 2-1/2 in

CITY OF KEENE
NEW HAMPSHIRE

Meeting Date: October 26, 2026

To: Planning Board

From: Megan Fortson, Planner

Through: Mari Brunner, Senior Planner

Subject: **PB-26-32 - Major Site Plan - Kia Parking Lot & Landscaping Modifications, 440 Winchester St - Applicant Fieldstone Land Consultants, on behalf of owner 434-440 Winchester St, proposes to modify the approved parking lot landscaping and lighting for new Kia dealership located at 440 Winchester St (TMP #115-004-000). The parcel is ~2.23-ac in size and is located in the Commerce Limited District.**

Recommendation:

To review the attached staff report and application materials in preparation for the public hearing.

Attachments:

1. Staff Report
2. Application
3. Plan Set
4. Site Plan - PB-2024-16
5. Site Plan - PB-2024-16, Modification #1
6. Narrative & Waiver Requests
7. Letter Regarding AOT Permit

Background:

The subject parcel is the site of the Kia Dealership located on the eastern side of Winchester St in the Commerce Limited District (Fig. 1). The demolition of the previous building, construction of a new building, and associated site modifications received final approval from the Planning Board as part of PB-2024-16 on December 16, 2024. Subsequently, an Administrative Planning Application was approved by Planning Staff on November 21, 2025 for the removal of a parking lot landscape island at the front of the site, relocation of the plantings in the landscape island to the front of the site, and the installation of pervious pavement in its place, along with other minor modifications. These changes were requested by the property owner to accommodate a request made by the NH Department of Environmental Services (NHDES) as part of the Alteration of Terrain (AOT) Permit review process.

The current request is to eliminate the landscaped area along Winchester Street and move the

plantings to the front and back building facades. In addition, minor modifications are proposed to the approved light fixtures and arrangement of parking spaces. Waivers are requested from Section 21.7.3.C and Section 21.7.4.A.1 of the Land Development Code (LDC) to allow for lighting levels above 0.1-fc at the property line and for average parking lot lighting levels above 3.5-fc. Per Section 21.5.5.3 and 26.12.14 of the LDC, the relocation of the landscaping to new locations on the site and the requested waivers meet the threshold for Major Site Plan Review by the Planning Board.

STAFF REPORT

PB-26-32 – MAJOR SITE PLAN – KIA PARKING LOT & LANDSCAPING MODIFICATIONS, 440 WINCHESTER ST

Request:

Applicant Fieldstone Land Consultants, on behalf of owner 434-440 Winchester St, proposes to modify the approved parking lot landscaping and lighting for the new Kia dealership located at 440 Winchester St (TMP #115-004-000). Waivers are requested from Section 21.7.3.C & 21.7.4.A.1 of the Land Development Code regarding light trespass levels and average site lighting levels. The parcel is ~2.23-ac in size and is located in the Commerce Limited District.

Background:

The subject parcel is the site of the Kia Dealership located on the eastern side of Winchester St in the Commerce Limited District (Fig. 1). The demolition of the previous building, construction of a new building, and associated site modifications received final approval from the Planning Board as part of PB-2024-16 on December 16, 2024. Subsequently, an Administrative Planning Application was approved by Planning Staff on November 21, 2025 for the removal of a parking lot landscape island at the front of the site, relocation of the plantings in the landscape island to the front of the site, and the installation of pervious pavement in its place, along with other minor modifications. These changes were requested by the property owner to accommodate a request made by the NH Department of Environmental Services (NHDES) as part of the Alteration of Terrain (AOT) Permit review process.

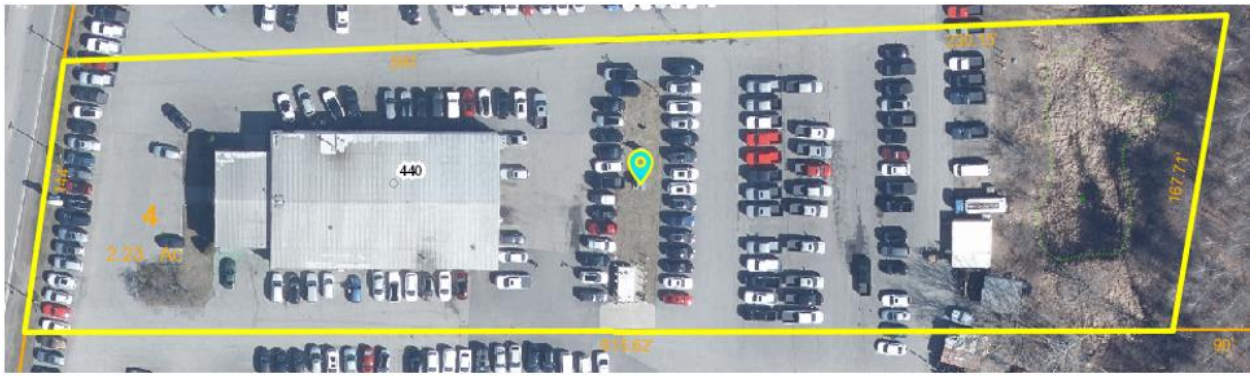


Fig. 1. Aerial imagery from 2025 showing the current layout of the Kia Dealership site at 440 Winchester St.

The current request is to eliminate the landscaped area along Winchester Street and move the plantings to the front and back building facades. In addition, minor modifications are proposed to the approved light fixtures and arrangement of parking spaces.

Waivers are requested from Section 21.7.3.C and Section 21.7.4.A.1 of the Land Development Code (LDC) to allow for lighting levels above 0.1-fc at the property line and for average parking lot lighting levels above 3.5-fc. Per Section 21.5.5.3 and 26.12.14 of the LDC, the relocation of the landscaping to new locations on the site and the requested waivers meet the threshold for Major Site Plan Review by the Planning Board.

Determination of Regional Impact:

Staff have made a preliminary evaluation that the proposal does not appear to have the potential for "regional impact" as defined in RSA 36:55. The Board will need to make a final determination as to whether the proposal, if approved, could have the potential for regional impact.

Completeness:

The Applicant has requested exemptions from submitting elevations/renderings and all technical reports. After reviewing these requests, Planning Staff have made the preliminary determination that granting the requested exemptions would have no bearing on the merits of the application and recommend that the Board accept the application as "complete."

Departmental Comments:

- **Engineering:**
    - Provide documentation from the NHDES AOT Bureau either confirming that no AOT Permit Amendment is required or provide an AOT Permit Amendment for the City's records.
    - The infrastructure, including but not limited to the signage, landscaping, and curbing specified to remain in place in the existing right-of-way are required to be removed prior to the City's / NHDOT's Lower Winchester Street reconstruction project at the property owner's cost.
- **Zoning:** No issues
- **Fire:** Please update the narrative to include a statement regarding any impact these proposed changes will have on the current Floodplain Development Permit.

Application Analysis: Site Development Standards

21.2 **Drainage:** There are two sections of porous asphalt planned on the eastern and western portions of the site. The area of pervious pavement at the rear of the site was approved in December 2024 as part of the original site plan (Fig. 2). An additional area of pervious pavement at the front of the site was approved administratively by Planning Staff in November 2025 (Fig. 3). The narrative states that the porous pavement at the rear of the building has been modified to include a landscaping strip that will run along the rear building façade (Fig. 4). The roof drains will tie directly into the filter layer below the surface as was previously approved.

As part of the City Engineer's review of this application, it was requested that the Applicant submit documentation from NHDES confirming that the changes requested as part of this application will not require a modification to the approved AOT Permit. This documentation was submitted by the Applicant and is included as an attachment to this staff report. This standard appears to be met.

21.3 **Sediment & Erosion Control:** There are no changes proposed to the approved sediment and erosion control measures. This standard is not applicable.

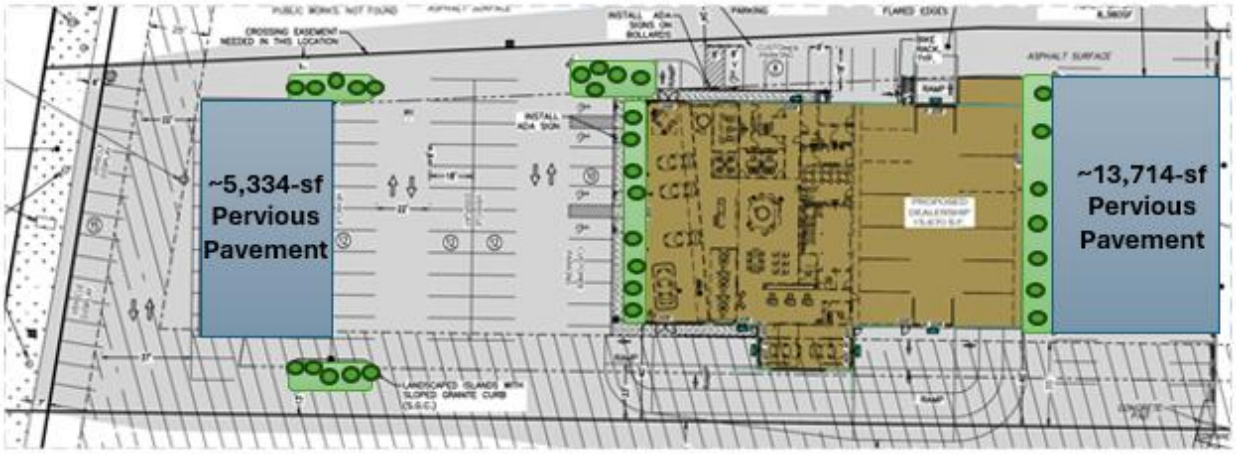
21.4 **Snow Storage & Removal:** There are no changes proposed to the approved snow storage areas. This standard is not applicable.



PB-2024-16



PB-2024-16, Modification #1



PB-26-32

Fig. 2-4. An excerpt of the landscaping plan submitted by the applicant. Landscaping islands and plantings are shown in green and pervious pavement is shown in a gray-blue color.

21.5 **Landscaping:** The applicant requests an alternative design for screening the parking lot from Winchester St. and an alternative design for interior landscaping of the parking lot in accordance with Sections 9.4.4.5.A and 9.4.5.B.5 of the LDC. The proposed changes to landscaping involve the removal and relocation of landscaped areas at the front of the site to the front (west) and rear (east) façades of the new building. Although the locations

are proposed to change, the overall quantity and species of plantings is proposed to remain the same.

The Board should deliberate and determine if the intent of the perimeter screening standards and the interior landscaping standards have been met. As part of this deliberation, the Board should be aware that the Zoning Administrator has made an interpretation that the perimeter screening standards in Article 9 do not apply to parking spaces used for display.

21.6 **Screening:** There are no changes proposed to the dumpster location or screening for rooftop equipment. This standard is not applicable.

21.7 **Lighting:** The site plan approved by the Board in 2024 included 13 new pole-mounted lights. Two additional pole lights were added as part of the Administrative Planning Application approved in November 2025. The current request is to maintain the two existing pole-mounted floodlights located in the City ROW and install 12 new pole-mounted lights.

Table 1. Required, approved, and proposed average illumination levels.

Location on Site	Average Illumination Levels			
	Required	Approved Dec. 2024	Approved Nov. 2025	Proposed
Sales Line Along Winchester St.	3.5-fc	7.78-fc	6.56-fc	11.07-fc*
Main Lot	3.5-fc	3.25-fc	4.85-fc	4.90-fc
Back Lot	3.5-fc	1.65-fc	2.37-fc	2.45-fc
Total Number of New Light Fixtures	N/A	21	23	20

*Average illumination level most likely skewed by the brightness of existing parking lot pole lights to remain in this area.

Per Section 21.7.1.B of the Land Development Code, when 50% or more of the light fixtures or poles of an existing outdoor lighting installation are being modified, the entire outdoor lighting installation must be brought up to the lighting standards of Section 21.7. Therefore, if the applicant would like to maintain the two existing floodlights, they will need to request a waiver from this requirement. Staff reached out to the applicant on October 15 to make them aware of this requirement.

The applicant has also submitted updated waiver requests regarding Sections 21.7.3.C and 21.7.4.A.1 of the LDC to allow for lighting levels above 0.1-fc at the property line; above 1.0-fc at the right-of-way line; and average parking lot lighting levels above 3.5-fc. Waivers from these requirements were granted at the public hearing in December 2024; however, the applicant is seeking new waivers due to the cumulative changes to the lighting fixtures and layout. If approved, the light trespass levels would reach a maximum of 2.0-fc along the northern property line and the average illumination levels would be 4.90-fc (Table 1).

In deciding whether to grant the requested waivers, the Board will need to determine whether the waiver criteria outlined under Section 26.12.14 of the LDC, which are included below, have been satisfied.

Waiver Criteria

1. *Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or,*

2. *Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.*

3. *In granting a waiver, the Planning Board may require any mitigation that is reasonable and necessary to ensure that the spirit and intent of the standard being waived will be preserved, and to ensure that no increase in adverse impacts associated with granting the waiver will occur.*

During the review of this application, the City Engineer requested that the property owner submit a memorandum of understanding (MOU) stating that when the Lower Winchester St Reconstruction Project is completed in the future (~7-10 years from now), the property owner will need to relocate the two light poles and the existing sign onto the subject parcel at their own expense. This has been acknowledged by the property owner in the submitted narrative; however, at the time of this staff report, Planning Staff are still waiting for a formal MOU to be submitted. If it is not submitted prior to the October 26th Planning Board meeting, staff recommend including this item as a subsequent condition of approval that would need to be met prior to the issuance of a certificate of occupancy (CO) for the new Kia dealership building.

21.8 **Sewer & Water:** There are no modifications to the previously-approved City water and sewer utilities. This standard is not applicable.

21.9 **Traffic & Access Management:** The Applicant proposes to maintain all existing site access points and the same parking lot layout, apart from the 2 landscaping islands that are proposed to be removed along Winchester St and at the southwestern corner of the building. An additional landscaping island is proposed to be installed along the rear façade of the new building that will tie into the drainage system for the pervious asphalt on that portion of the site.

Additionally, the total number of parking spaces is proposed to increase from 109 to 123. The original site plan contained a total of 80 spaces on the western portion of the site; 8 to the north along the side of the building; and 21 to the back of the building. The updated plan shows 85 spaces at the front of the site; 8 along the side of the building; and 30 in the rear.

21.10 **Filling & Excavation:** The narrative states that the site is located within the 100-year floodplain and will require the placement of fill within the floodplain, which will be offset through excavation to provide compensatory flood storage on the property. The narrative goes on to state that the cut and fill volumes will not change due to these revisions, and

the existing Floodplain Development Permit will not be impacted. This standard appears to be met.

21.11 **Surface Waters & Wetlands:** There are no additional impacts proposed to the wetlands on the eastern portion of the site. This standard is not applicable.

21.12 **Hazardous & Toxic Materials:** There are no changes proposed to hazardous or toxic chemicals as part of this application. This standard is not applicable.

21.13 **Noise:** There are no increases in noise levels proposed as part of this application. This standard is not applicable.

21.14 **Architecture & Visual Appearance:** There are no changes to architecture and visual appearance proposed as part of this application. This standard is not applicable.

Recommended Motion:

If the Board is inclined to approve this request, the following motions are recommended:

Waiver #1: "*Move to grant a waiver from Section 21.7.3.C of the Land Development Code to allow for a maximum parking lot illumination level of 2.0-fc at the property line where a maximum of 0.1-fc is allowed."*

Waiver #2: *"Move to grant a waiver from Section 21.7.4.A.1 of the Land Development Code to allow for an average parking lot lighting level of 11.07-fc where an average of 3.5-fc is allowed."*

***Waiver #3:** "Move to grant a waiver from Section 21.7.1.B of the Land Development Code to allow for two existing lights to remain without being brought up to code."*

** Only vote on this if the applicant has submitted a written waiver request as required by Section 26.12.14 of the LDC.*

Site Plan: *"Move to issue final approval for PB-2026-32 as shown on the plan set identified as 'Fairfield Kia of Keene' prepared by Fieldstone Land Consultants at varying scales on October 18, 2024 and last revised on October 8, 2026 with the following conditions:*

1. *When the Lower Winchester Street project begins construction, the owner shall relocate the two light poles and the existing sign located in the City right-of-way onto the subject parcel at the owner's expense.*
2. *The conditions subsequent to final approval associated with the original site plan, PB-2024-16, shall remain in full force and effect."*

City of Keene, NH

October 6, 2026

Print Version of Application Form

Planning Application

Record No.**PB-26-32**

Status Completed

Type Document

Record No: PB-26-32

CD-Planning Application

Status: Active

Submitted On: 10/2/2026

Primary Location

440 WINCHESTER ST.
KEENE, NH 03431

Owner

434-440 WINCHESTER LLC
PO BOX 684 KEENE, NH 03431

Applicant

John Noonan
603-672-5456
jenoonan@fieldstonelandconsultants.com
45 Roxbury St
Keene, New Hampshire 03431

Planning Application

Issued on October 2, 2026

Version History

Version	Date Issued	User
1	October 2, 2026 at 1:59 pm	Auto-issued by Record Workflow

Messages

No comments yet.

Step Activity

There are no recorded events for this step

SITE REDEVELOPMENT PLANS

FAIRFIELD KIA OF KEENE

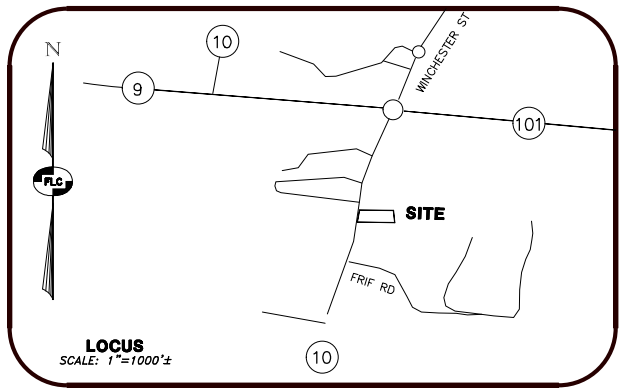
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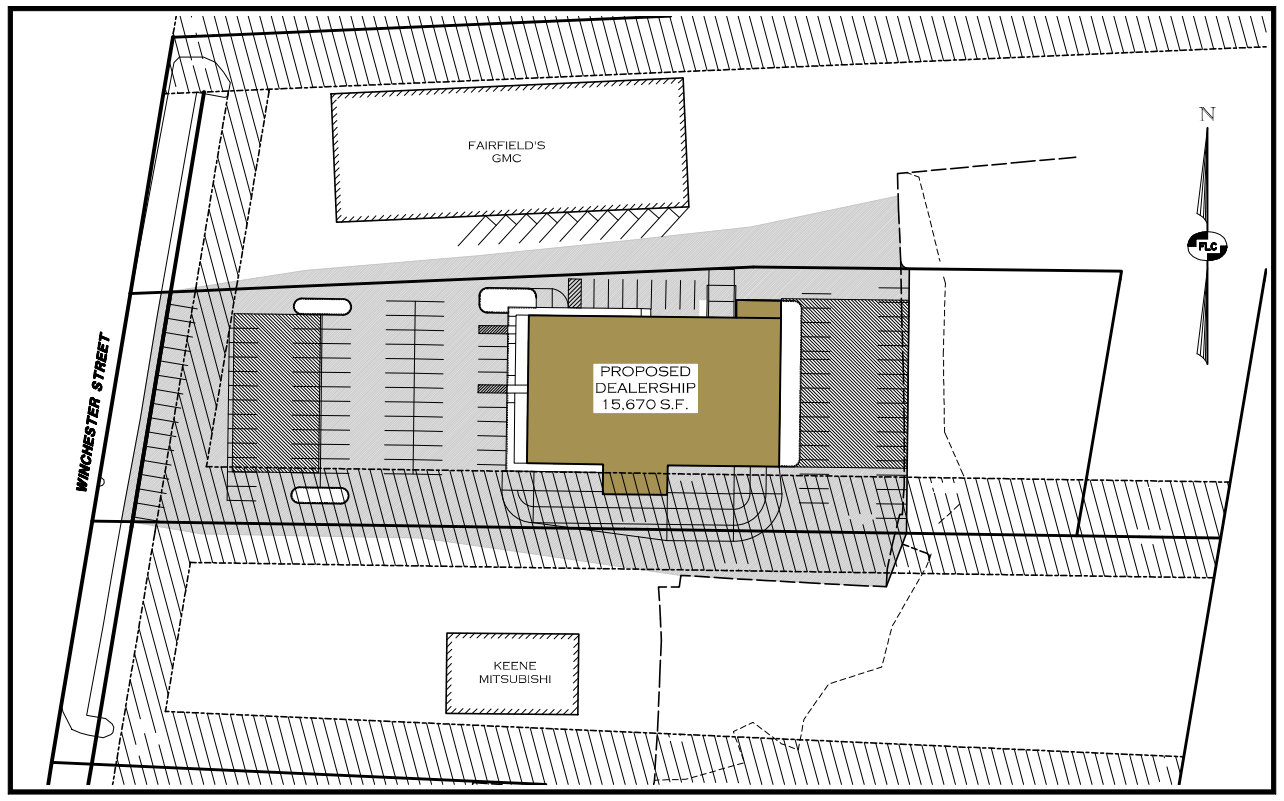
(440 WINCHESTER STREET)

KEENE, NEW HAMPSHIRE

OCTOBER 18, 2024

LAST REVISED: OCTOBER 8, 2026





SCALE: 1" = 60'

SHEET INDEX

PAGE	SHEET	TITLE
1	CV-1	COVER SHEET
2	EX-1	EXISTING CONDITIONS PLAN
3	SP-1	SITE PLAN
4	GR-1	GRADING & DRAINAGE PLAN
5	UT-1	UTILITY PLAN
6	LT-1	LIGHTING PLAN
7	LS-1	LANDSCAPING PLAN
8	DT-1	EROSION CONTROL DETAILS
9	DT-2	CONSTRUCTION DETAILS
10	DT-3	CONSTRUCTION DETAILS
11	DT-4	CONSTRUCTION DETAILS (SEWER)
12	DT-5	NH F&G NOTES - T&E SPECIES

WILDLIFE PROTECTION NOTES:

- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGreview@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NHB25-0771, 440 WINCHESTER ST KEENE FIS 1004 WILDLIFE SPECIES OBSERVATION.
- PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHF&G IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION AS FEASIBLE. REFER TO EXHIBIT PLAN SHOWING THE THREE SPECIES OF CONCERN: COMMON NIGHTHAWK, LEOPARD FROG, & WOOD TURTLE.
- IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04.
- THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE ALTERATION OF TERRAIN PERMIT.

811 DigSafe MA-ME-NH-RI-VT

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2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL JURISDICTIONAL AGENCIES AND UTILITY COMPANIES PRIOR TO AND DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

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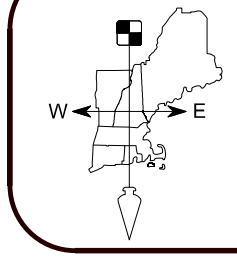
P.O. BOX 257, NEW IPSWICH, NH 03071

LAND OF:

434-440 WINCHSTER STREET

P.O. BOX 684, KEENE, NH 03431

Surveying ⌖ **E**ngineering ⌖ **L**and **P**lanning ⌖ **P**ermitting ⌖ **S**eptic **D**esigns



FIELDSTONE
LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
Phone: (603)-672-5456 Fax: (603)-413-5456
www.FieldstoneLandConsultants.com

STATE OF NEW HAMPSHIRE
CHAD E. BRANON
NO. 12159
LICENSED PROFESSIONAL ENGINEER
10/8/26

LAND-OWNER SIGNATURE

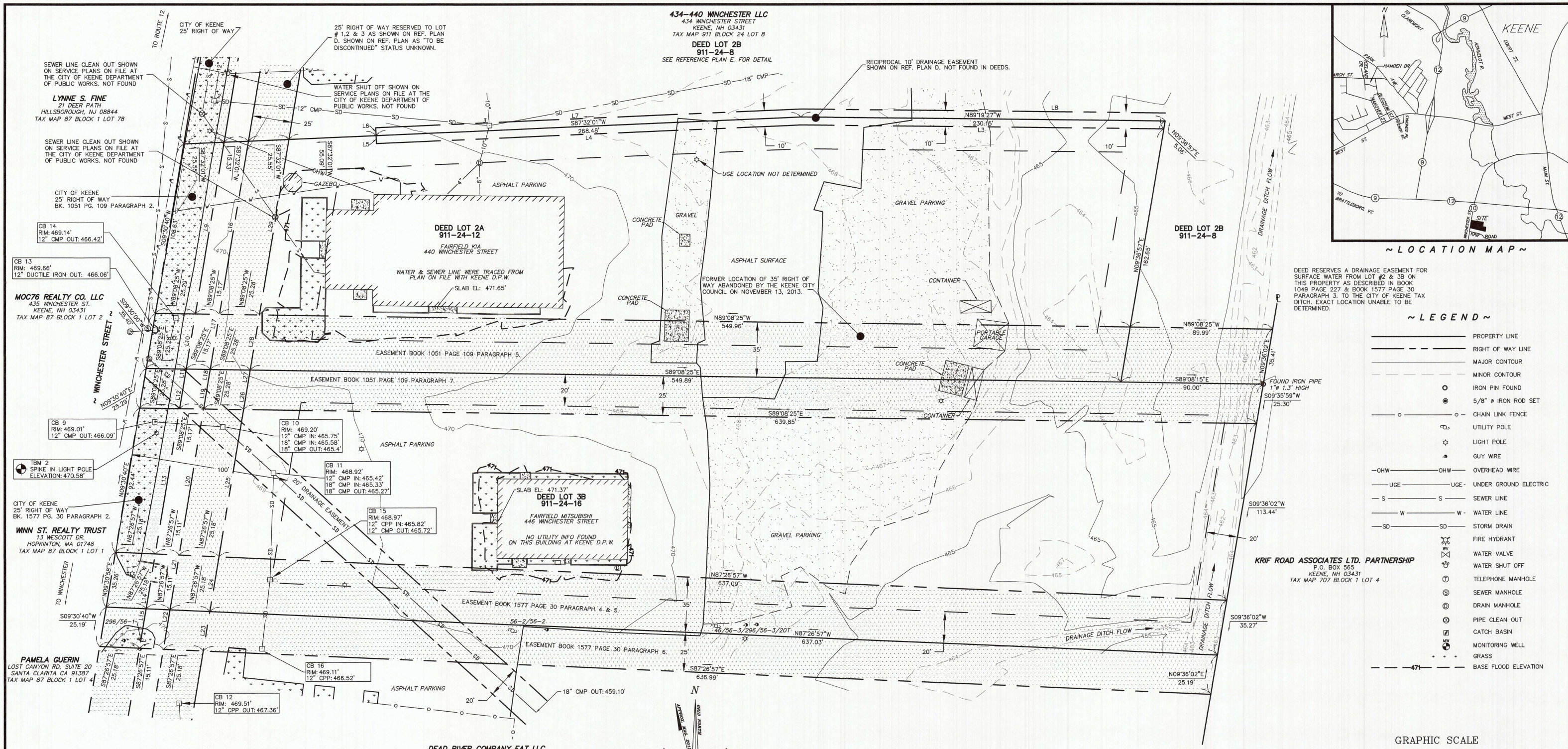
OWNER: _____ DATE:

APPROVED BY THE KEENE PLANNING BOARD

ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND
SECRETARY: _____

REV.	DATE	DESCRIPTION	C/O	DR	CK
J	10/8/26	REVS PER PB COMMENTS		CJC	JEN
I	10/2/26	REVS PER CLIENT		CJC	JEN
H	11/19/25	REVS PER ADMINISTRATIVE APPROVAL		CJC	JEN
G	11/07/25	REVS PER CLIENT		CJC	JEN
F	10/24/25	REVS PER AOT RMI 3 & EMAIL		CJC	JEN
E	8/21/25	REVS PER AOT RMI 2		CJC	JEN
D	7/21/25	REVS PER AOT RMI		CJC	JEN
C	5/5/25	REVS FOR AOT SUBMISSION		CJC	JEN
B	11/27/24	INSPECTION NOTE ADDED PER C.O.A.		CJC	JEN
A	11/11/24	REVS PER STAFF COMMENTS		CJC	JEN

FILE: 3762CV01J.dwg | PROJ. NO. 3762.01 | SHEET: CV-1 | PAGE NO. 1 OF 12



~ LOCATION MAP ~

~ LEGEND ~

- PROPERTY LINE
- RIGHT OF WAY LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- IRON PIN FOUND
- 5/8" ø IRON ROD SET
- CHAIN LINK FENCE
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- OHW — OVERHEAD WIRE
- UGE — UNDER GROUND ELECTRIC
- S — SEWER LINE
- W — WATER LINE
- SD — STORM DRAIN
- FIRE HYDRANT
- WATER VALVE
- WATER SHUT OFF
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- PIPE CLEAN OUT
- CATCH BASIN
- MONITORING WELL
- GRASS
- 471 — BASE FLOOD ELEVATION

~ NOTES ~

1. METHOD OF SURVEY: LEICA TCR805 TOTAL STATION AND CARLSON SURVEYOR+ DATA COLLECTOR AND LEICA 1200 GPS.
2. BEARINGS ARE REFERENCED TO THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
3. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM NAVD88.
4. DIBERNARDO ASSOCIATES IS NOT RESPONSIBLE FOR PROPERTY DESCRIPTIONS PREPARED BY OTHER PERSONS FOR CONVEYANCE OF THE PROPERTY SHOWN HEREON.
5. THIS PLAN WAS PREPARED FOR THE SOLE USE OF 434–440 WINCHESTER LLC AND IS NOT INTENDED TO BE USED BY ANY OTHER INDIVIDUAL OR BUSINESS WITHOUT THE CONSENT OF SAID PARTIES AND DIBERNARDO ASSOCIATES, LLC.
6. ALL UNDER GROUND UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS ONLY. NO UNDER GROUND EXPLORATION WAS DONE AS PART OF THIS SURVEY.
7. UNABLE TO DETERMINE LOCATION OF UNDERGROUND POWER CALL DIG SAFE & KEENE DEPARTMENT OF PUBLIC WORKS PRIOR TO CONSTRUCTION.
8. PROPERTY IS LOCATED IN THE COMMERCE LIMITED ZONING DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:

MAX. BUILDING HEIGHT:	2 STORIES, 35'
MIN. LOT AREA:	20,000 SQFT
MIN. LOT WIDTH AT BUILDING LINE:	100'
MIN. FRONT SETBACK:	100'
MIN. REAR SETBACK:	20'
MIN. SIDE SETBACK:	20'
MAX. PERCENTAGE OF LOT OCCUPIED BY STRUCTURES:	40%
MAX. PERCENTAGE OF LOT COVERED BY IMPERMEABLE MATERIAL:	70%
MIN PERCENTAGE OF GREEN SPACE:	30%
MIN LOT FRONTAGE:	100'

~ REFERENCE PLANS ~

A. PLAN ENTITLED "FAIRFIELDS AUTO DEALERSHIPS WINCHESTER STREET KEENE, NEW HAMPSHIRE" PREPARED BY DION ENGINEERING INC. RECORDED OCTOBER 14, 1982

B. PLAN ENTITLED" MAP 911 SECTION 24 LOT 13 CONDOMINIUM SITE PLAN & AS–BUILT FLOOR PLAN 420 WINCHESTER STREET KEENE, NEW HAMPSHIRE PREPARED FOR F.W. WEBB COMPANY 200 MIDDLESEX TURNPIKE, BURLINGTON, MA 01803" PREPARED BY TF MORAN INC. ON SEPTEMBER 4, 1997. RECORDED ON NOVEMBER 19, 1997 IN CABINET 12 DRAWER 2 NUMBER 175

C. PLAN ENTITLED "FIRM FLOOD INSURANCE RATE MAP CHESHIRE COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) PANEL 266 OF 610" MAP NUMBER 33005C0266E EFFECTIVE DATE MAY 23, 2006. BASE FLOOD ELEVATION 471'

D. PLAN ENTITLED "CORNWELL LOT WINCHESTER ST, KEENE, N.H. SUBDIVISION PLAN RESUBDIVISION OF LOT 3" PREPARED BY DION ENGINEERING INC. ON AUGUST 1, 1985. PROJECT NUMBER 8555–C.

E. PLAN ENTITLED "PLAN SHOWING EXISTING CONDITIONS OF PROPERTY OF 434–440 WINCHESTER LLC. 434 WINCHESTER STREET KEENE, NH 03431 TAX MAP 911 BLOCK 24 LOT 8 WINCHESTER STREET ~ CHESHIRE COUNTY ~ KEENE, NEW HAMPSHIRE" PREPARED BY DIBERNARDO ASSOCIATES, LLC ON APRIL 14, 2012, DRAWING NUMBER 2860–2.

~ REFERENCE DEEDS ~

RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS

1. DEED FROM JOHN J. DUNN, JR. TO 434–440 WINCHESTER LLC. RECORDED IN BOOK 1554 PAGE 520 ON MARCH 29, 1996
2. MEMORANDUM OF AGREEMENT BETWEEN CITY OF KEENE AND KEPSI REALTY, SOUTH KEPSI REALTY, JOHN J. DUNN, JR., HOWARD B. LANE, JR., KENDALL W. LANE. RECORDED IN BOOK 1137 PAGE 257 ON JUNE 10, 1986
3. DEED FROM GRANITE BANK TO 334–440 WINCHESTER LLC. RECORDED IN BOOK 1577 AT PAGE 30 ON OCTOBER 1, 1996.
4. EASEMENT DEED FROM JOHN C. BELLUSCIO, WILLIAM H. COATES, ALBERT B. STROSHINE AND JOHN J. DUNN, JR. AS CO–PARTNERS, D/B/A BCSD TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AND PSNH RECORDED IN BOOK 1023 AT PAGE 417 ON OCTOBER 8, 1982.

LINE TABLE

LINE	BEARING	LENGTH
L3	N89°19'27"W	229.23
L4	S87°32'01"W	268.36
L5	S02°15'01"E	5.00
L6	S02°15'01"E	5.00
L7	S87°32'01"W	268.60
L8	N89°19'27"W	230.29
L9	S09°30'30"W	110.13
L10	S09°30'30"W	35.40
L11	S09°30'30"W	3.80
L12	S09°30'44"W	21.48
L13	S09°30'44"W	93.19
L14	S09°30'44"W	35.26
L15	S09°30'44"W	25.19
L16	S09°30'30"W	111.03
L17	S09°30'30"W	35.40
L18	S09°30'30"W	6.09
L19	S09°30'44"W	19.20
L20	S09°30'44"W	93.64
L21	S09°30'44"W	35.26
L22	S09°30'44"W	25.19
L23	N09°30'44"E	25.19
L24	N09°30'44"E	35.26
L25	N09°30'44"E	94.40
L26	N09°30'44"E	15.40
L27	N09°30'30"E	9.88
L28	N09°30'30"E	35.40
L29	N09°30'30"E	112.53

~ REVISIONS ~

NO.	DATE	DESCRIPTION	BY
1.	11/2/17	ADDED SLAB ELEVATIONS & EASEMENT DEED REFERENCES.	JW

~ CHAPTER 676:18 SECTION III CERTIFICATION ~

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOSEPH A. DIBERNARDO, N.H. LLS #963 — 11/2/17 DATE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PLAN SHOWING EXISTING CONDITIONS OF PROPERTY OF

434–440 WINCHESTER LLC.

434 WINCHESTER STREET
KEENE, NH 03431
TAX MAP 911 BLOCK 24 LOTS 12 & 16

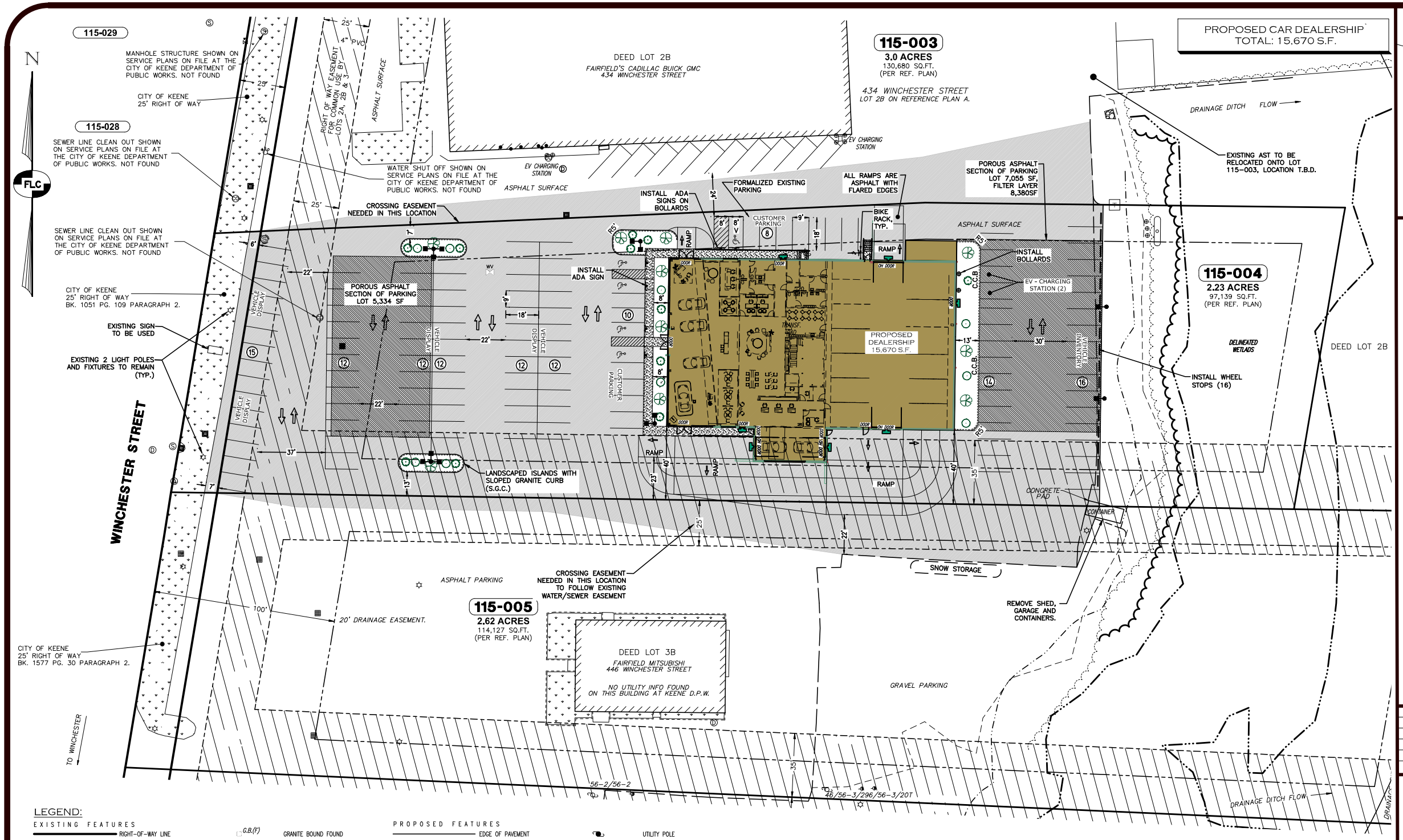
WINCHESTER STREET ~ CHESHIRE COUNTY ~ KEENE, NEW HAMPSHIRE

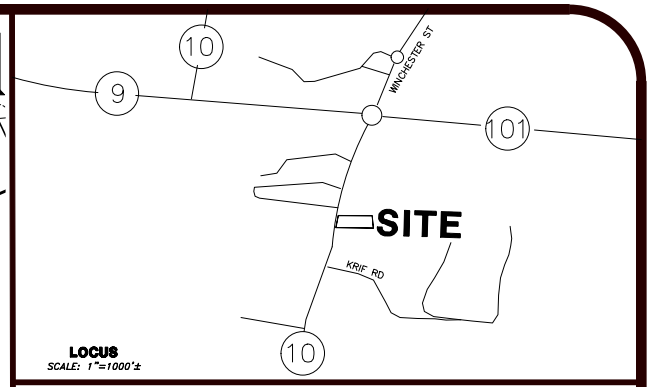
DIBERNARDO ASSOCIATES, LLC
VT NH
LICENSED LAND SURVEYORS
802–463–3031 440 ROCKINGHAM ROAD 603–358–5509
P.O. BOX 52
BELLOWS FALLS, VT 05101

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — NO. 963 — JOSEPH A. DIBERNARDO

DATE	JUNE 28, 2017	SCALE	1"=30'
DRAWN BY	JW	CK'D BY	JAD
SURVEYED BY	JD, JW, BG		EX-1 2 OF 12
DWG.NO.	2860–3		

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SITE PLAN NOTES:

1. THE OWNER OF RECORD FOR TAX MAP PARCEL 115-004-000-000-000 IS 434-440 WINCHESTER, LLC. DEED REFERENCE IS BOOK 1577, PAGE 30 RECORDED IN THE C.C.R.D. 10/1/1996.
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE REDEVELOPMENT PLAN FOR THE FAIRFIELD'S KIA CAR DEALERSHIP BUILDING WITH SITE IMPROVEMENTS AND DETERMINATION OF FLOOD COMPENSATION GRADING.
3. THE TOTAL AREA OF TAX MAP PARCEL 115-004 IS 2.23± ACRES PER CITY OF KEENE TAX MAPS AND REFERENCE PLANS. ACCESS TO THE BUSINESS IS THROUGH THE PROPERTIES DIRECTLY NORTH AND SOUTH OF THE SUBJECT LOT. FRONTAGE IS 133.91 FT. ON NH RT. 10
4. ZONING FOR THE PARCELS IS COMMERCE LIMITED

	PROPOSED:
-FRONTAGE = 100 FT. (133.9' EXISTING)	-
-FRONT SETBACK = 100 FT.	100 FT.
-REAR SETBACK = 20 FT.	20 FT.
-SIDE SETBACK = 20 FT.	20 FT.

-MAXIMUM BUILDING COVERAGE = 40%
EXISTING BUILDING = 9,950 SF, PROPOSED BUILDING = 15,365 (15.8%)
-MAXIMUM IMPERVIOUS COVERAGE (INCLUDING STRUCTURES) = 70% (67,997 SF)
(EXISTING IMP = 69,363 SF (71%), PROPOSED IMP = 57,882 SF (59.6%), POROUS SURFACE = 13,714 SF (14.1%)
-MINIMUM GREEN/OPEN = 30%. (EXISTING GREEN=23.9%, PROPOSED GREEN =26.3%)
-HEIGHT LIMIT = 35 FT. (2-STORIES). (PROPOSED BLDG 25'-8", ONE-STORY)

5. THE EXISTING CONDITIONS OF THE PROPERTY ARE BASED ON THE SURVEY PLAN BY DIBERNARDO ASSOCIATES, LLC. DATED JUNE 28, 2017. PROPERTY BEARINGS ARE BASED ON NH STATE PLAN AND ELEVATIONS ON NAVD88 DATUM. UNDERGROUND UTILITIES ARE APPROXIMATE. WETLAND DELINEATION WAS DONE BY THIS OFFICE IN THE MONTH OF OCTOBER, 2024.
6. THE LOTS LIE WITHIN THE BOUNDARY OF THE 100 YEAR FLOOD HAZARD PER FLOOD INSURANCE RATE MAP FOR THE CITY OF KEENE, CHESHIRE COUNTY, COMMUNITY 330023, PANEL NUMBER 33005C0266E DATED MAY 23, 2006. BASED ON THIS PANEL, THE ESTIMATED ELEVATION OF THE 100 YEAR FLOOD AT THIS LOCATION IS 471.2 FT.
7. THE EXISTING BUILDING WILL BE DEMOLISHED FOLLOWING THE FULL CONSTRUCTION OF THE PROPOSED BUILDING. THIS WILL ALLOW THE DEALERSHIP TO REMAIN OPEN DURING CONSTRUCTION OF THE NEW BUILDING.
8. PARKING CALCULATIONS:
EXISTING PARKING = 150 SPACES (APPROX-MANY SPACES UNSTRIPPED)
4 SPACES/1000 SF INDOOR SALES: 4300/1000 x 4 = 17.2 (18 SPACES)
4 SPACES/SERVICE BAY: 1 SERVICE BAY x 4 = 4 SPACES
TOTAL REQUIRED = 22 SPACES; TOTAL PROVIDED = 123 SPACES (38 SPACES TO SIDE/REAR)
ADA SPACES REQ'D = 5 (1 VAN); ADA SPACES PROVIDED = 5 (1 VAN)
9. THE BUILDING FINISH FLOOR ELEVATION IS 472.2', PROVIDING 1 FOOT ABOVE BASE FLOOD ELEVATION (B.F.E. =471.2'). THE PROPOSED FLOOD COMPENSATION FOR THE FILL PLACED IN THE FLOODPLAIN IS BASED ON A TOTAL VOLUME COMPENSATION AT 471.2' IN ELEVATION, TO BE APPROVED BY THE KEENE FLOODPLAIN ADMINISTRATOR.
10. ANY SIGNS SHOWN WILL BE PERMITTED SEPARATELY AND DETAILS PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION.
11. WHEN SNOW IS EXCESSIVE, IT WILL BE HAULED OFF SITE. SNOW STORAGE WILL NOT BE DUMPED INTO THE ADJACENT WETLANDS OR THE BUFFER AREA.
12. SITE WILL USE FAIRFIELD MITSUBISHI DUMPSTER FOR ALL TRASH REMOVAL.

REV.	DATE	DESCRIPTION	C/O	DR	CK
J	10/8/26	REVS PER PB COMMENTS		CJC	JEN
I	10/2/26	REVS PER CLIENT		CJC	JEN
H	11/19/25	REVS PER ADMINISTRATIVE APPROVAL		CJC	JEN
G	11/7/25	REVS PER AOT RMI 2		CJC	JEN
F	10/6/25	REVS PER CLIENT & AOT RMI3		CJC	JEN

LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CURB LINE
- EDGE OF TREE LINE
- EXISTING EASEMENT LINE
- 1000 — 10' CONTOUR INTERVAL
- 998 — 2' CONTOUR INTERVAL
- D — UNDERGROUND DRAINAGE LINE
- OH — OVERHEAD UTILITY LINE
- U/G — UNDERGROUND UTILITY LINE
- G — GAS LINE
- W — WATER LINE
- S — SEWER LINE
- 244-70 — TAX MAP & LOT NUMBER
- C.B.(F) — GRANITE BOUND FOUND
- D.H.(F) — DRILL HOLE FOUND
- I.P.I.N(F) — IRON PIN FOUND
- I.P.(F) — IRON PIPE FOUND
- D.H.(PRP) — DRILL HOLE PER REF. PLAN
- I.P.I.N(TBS) — IRON PIN TO BE SET
- UTILITY POLE & GUY WIRE
- CATCH BASIN (SQUARE)
- DRAIN MAN-HOLE
- SEWER MAN-HOLE
- WATER HYDRANT
- WATER VALVE
- WATER SHUT-OFF
- WELL
- ELECTRIC PEDESTAL
- SINGLE SIGN POST
- EXISTING BUILDING

PROPOSED FEATURES

- EDGE OF PAVEMENT
- 2 FT. CONTOUR
- (11) — PARKING COUNT
- CAPE COD BERM (CCB)
- 998 — 2 FT. CONTOUR
- 990 — 10 FT. CONTOUR
- (998.5) — SPOT ELEVATION
- STORM WATER DRAINAGE
- CB# / DMH #1 — STORM DRAIN MANHOLE
- LIMITS OF CLEARING
- PROPOSED RETAINING WALL
- TEMPORARY SILT FENCE
- POLE MOUNTED LIGHT
- UGE — UNDERGROUND ELECTRIC
- OH — OVERHEAD ELECTRIC
- W — WATER LINE
- S — SEWER LINE
- SEWER MANHOLE
- POLE & WALL FIXTURES
- UTILITY POLE
- UTILITY BOX LOCATION
- WATER SERVICE SHUT-OFF
- FLARED END SECTION (FES)
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- SIGN
- STONE CHECK DAM
- INLET PROTECTION
- PROPOSED BUILDING

REFERENCE PLANS:

1. "PLAN SHOWING EXISTING CONDITIONS OF PROPERTY OF – 434-440 WINCHESTER LLC. – 434 WINCHESTER STREET – KEENE, N.H. 03431", SCALE:1"=30' AND DATED JUNE 28, 2017 BY DIBERNARDO ASSOCIATES, LLC
2. "EXISTING PLAN", SCALE:1"=50' AND DATED OCTOBER 20, 2017 BY BRICKSTONE LAND USE CONSULTANTS.

GRAPHIC SCALE
30' 15' 0 30' 60' 90'
IMPERIAL: 1"=30'

CHAD E. BRANON NO. 12151 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
10/8/26

PERMITS REQUIRED:

1. CITY OF KEENE PLANNING BOARD SITE PLAN REVIEW:
2. CITY OF KEENE FLOODPLAIN DEVELOPMENT PERMIT:
3. CITY OF KEENE BUILDING PERMIT:
4. FEMA LETTER OF MAP REVISION (LOMR-F) & ELEVATION CERTIFICATE:

LAND-OWNER SIGNATURE

OWNER: _____ DATE: _____

APPROVED BY THE KEENE PLANNING BOARD

ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND
SECRETARY: _____

SITE PLAN
TAX MAP 115, LOT 004
440 WINCHESTER STREET
KEENE, NH 03431

PREPARED FOR:
FAIRFIELD KIA
440 WINCHESTER ST., KEENE, NH 03431

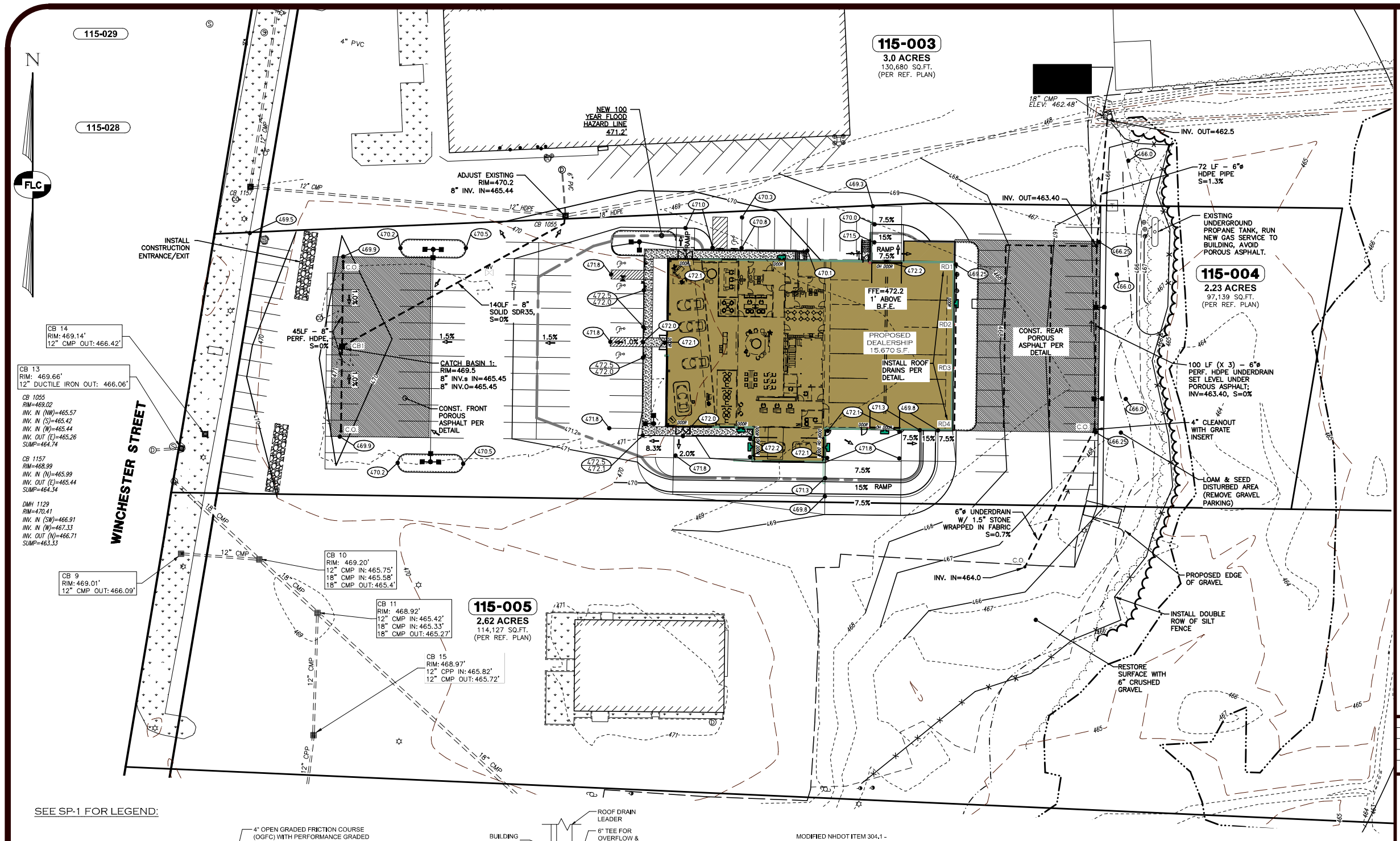
LAND OF:
434-440 WINCHESTER, LLC
P.O. BOX 684, KEENE, NH 03431

SCALE: 1" = 30' SEPTEMBER 30, 2026

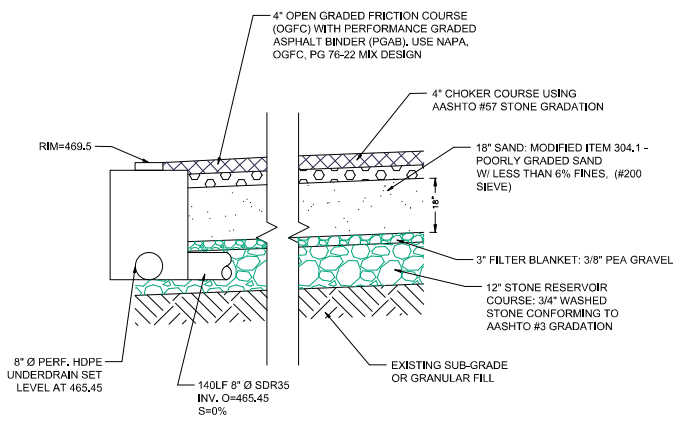
Surveying ◆ Engineering ◆ Land Planning ◆ Permitting ◆ Septic Designs
FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

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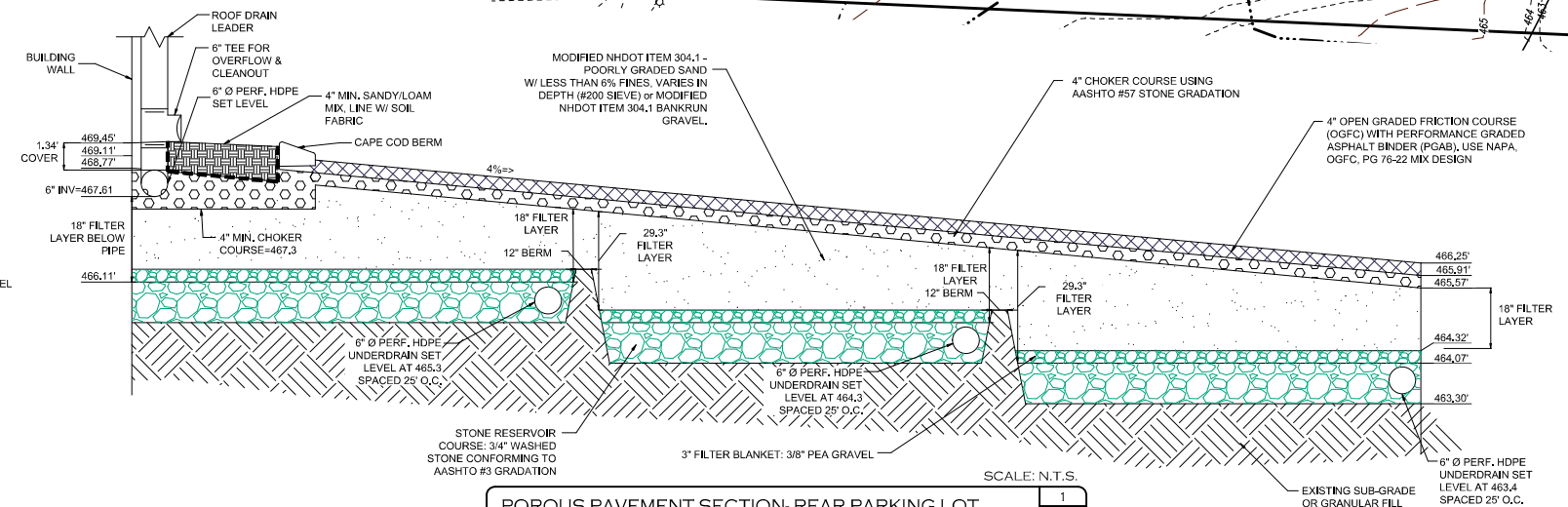


SEE SP-1 FOR LEGEND:



SCALE: N.T.S.

POROUS PAVEMENT SECTION- FRONT PARKING LOT | 2 | GR-1



SCALE: N.T.S.

POROUS PAVEMENT SECTION- REAR PARKING LOT | 1 | GR-1

NOTES:

1. THE OWNER OF RECORD FOR TAX MAP 911, BLOCK 24, LOT 12 IS 434–440 WINCHESTER, LLC. DEED REFERENCE IS BOOK 1577, PAGE 30 RECORDED IN THE C.C.R.D. 10/1/1996.
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE LAYOUT OF A NEW CAR DEALERSHIP BUILDING WITH SITE IMPROVEMENTS AND DETERMINATION OF FLOOD COMPENSATION GRADING.
3. THE TOTAL AREA OF TAX MAP PARCEL 911–24–12 (115–004) IS 2.23± ACRES.
4. ZONING FOR THE PARCELS IS COMMERCE LIMITED
   –FRONTAGE = 100 FT.
   –FRONT SETBACK = 100 FT.
   –REAR SETBACK = 20 FT.
   –SIDE SETBACK = 20 FT.
   –MAXIMUM BUILDING COVERAGE = 40%
   –MAXIMUM IMPERVIOUS COVERAGE (INCLUDING STRUCTURES) = 70%
   –MINIMUM GREEN/OPEN = 30%.
   –HEIGHT LIMIT = 35 FT. (2–STORIES).
5. THE EXISTING CONDITIONS OF THE PROPERTY ARE BASED ON THE SURVEY PLAN BY DIBERNARDO ASSOCIATES, LLC. DATED JUNE 28, 2017. PROPERTY BEARINGS ARE BASED ON NH STATE PLAN AND ELEVATIONS ON NAVD88 DATUM. UNDERGROUND UTILITIES ARE APPROXIMATE. WETLAND DELINEATION WAS NOT DONE BY THIS OFFICE OR DIBERNARDO ASSOCIATES.
6. THE LOTS LIE WITHIN THE BOUNDARY OF THE 100 YEAR FLOOD HAZARD PER FLOOD INSURANCE RATE MAP FOR THE CITY OF KEENE, CHESHIRE COUNTY, COMMUNITY 330023, PANEL NUMBER 33005C0266E DATED MAY 23, 2006. BASED ON THIS PANEL, THE ESTIMATED ELEVATION OF THE 100 YEAR FLOOD AT THIS LOCATION IS 471.2 FT.
7. THE EXISTING BUILDING WILL BE DEMOLISHED FOLLOWING THE FULL CONSTRUCTION OF THE PROPOSED BUILDING. THIS WILL ALLOW THE DEALERSHIP TO REMAIN OPEN DURING CONSTRUCTION OF THE NEW BUILDING.
8. THE BUILDING FINISH FLOOR ELEVATION IS 472.2', PROVIDING 1 FOOT ABOVE BASE FLOOD ELEVATION (B.F.E. =471.2').
9. THE PROPOSED FLOOD COMPENSATION FOR THE FILL PLACED IN THE FLOODPLAIN IS BASED ON A TOTAL VOLUME COMPENSATION AT 471.2' IN ELEVATION, TO BE APPROVED BY THE KEENE FLOODPLAIN ADMINISTRATOR.

   CUT VOLUME : 56,308.34 C.F., 2,085.49 C.Y. (TOTAL FLOOD COMP.)
   FILL VOLUME : 53,425.63 C.F., 1,978.73 C.Y. (TOTAL FILL)
10. AREA OF DISTURBANCE 106,800 S.F.
11. ALL FILL PLACED ON SITE SHALL BE FREE OF HAZARDOUS OR TOXIC MATERIALS.
12. ANNUAL DRAINAGE INSPECTIONS SHALL BE PERFORMED, AND DOCUMENTATION OF SUCH SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT PER APPROVAL OF PB–2024–16 MAJOR SITE PLAN – KIA, 440 WINCHESTER STREET.
13. THE POROUS PAVEMENT SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH UNHSC DESIGN SPECIFICATIONS FOR POROUS ASPHALT PAVEMENT AND INFILTRATION BEDS, FEBRUARY 2014, REVISED SEPTEMBER 2016, PUBLISHED BY UNIVERSITY OF NEW HAMPSHIRE STORMWATER CENTER.

GRAPHIC SCALE
30' 15' 0 30' 60' 90'
IMPERIAL: 1"=30'

REV.	DATE	DESCRIPTION	C/O	DR	CK
I	10/2/26	REVS PER CLIENT		CJC	JEN
H	2/16/26	REVS FOR CLIENT – STEPPED POROUS SECTION		CJC	JEN
G	11/7/25	REVS PER CLIENT		CJC	JEN
F	10/24/25	REVS PER CLIENT & AOT RMI3 & EMAIL		CJC	JEN

GRADING PLAN

TAX MAP 115, LOT 004
440 WINCHESTER STREET
KEENE, NH 03431

PREPARED FOR:
FAIRFIELD KIA
440 WINCHESTER ST., KEENE, NH 03431

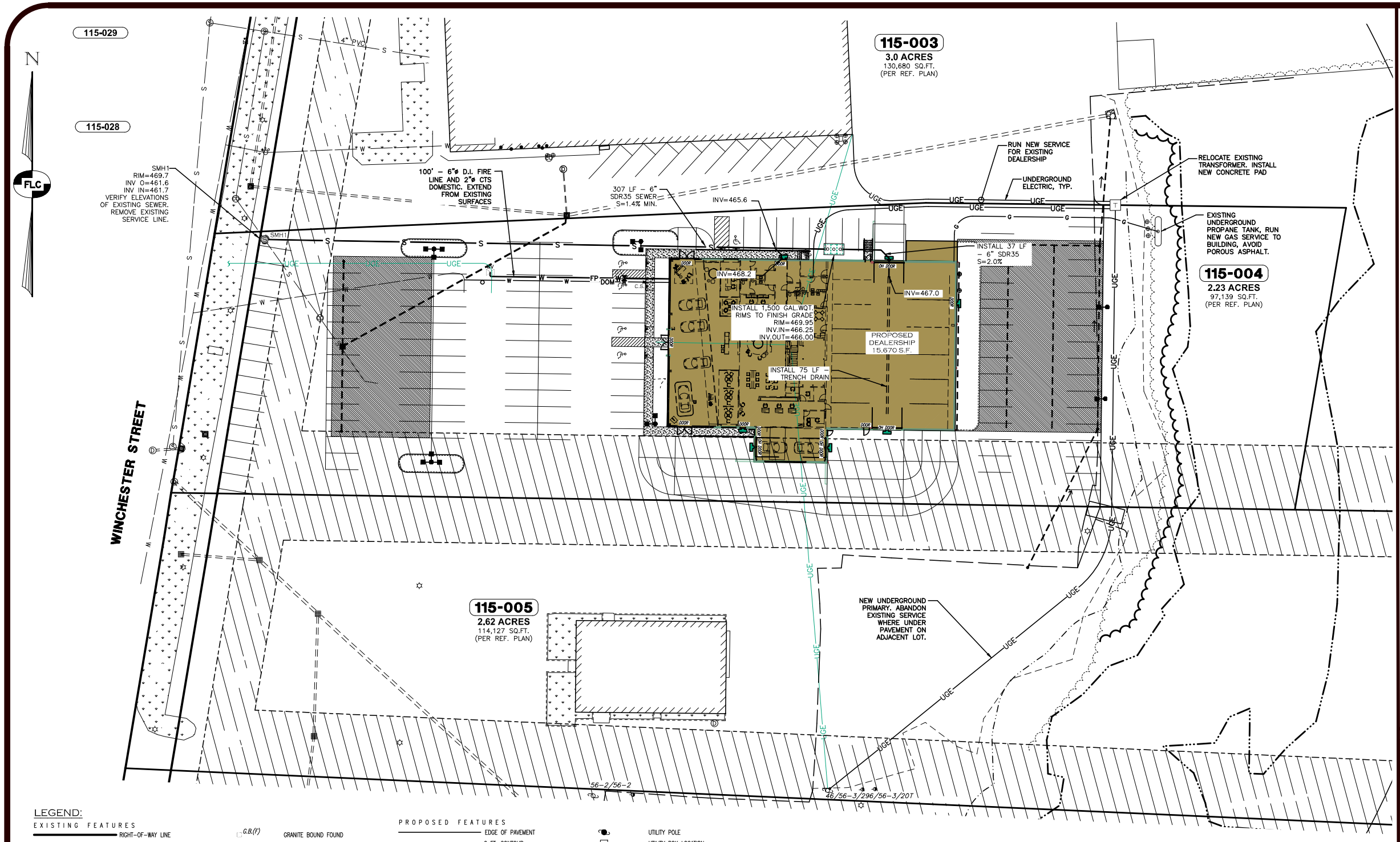
LAND OF:
434-440 WINCHESTER, LLC
P.O. BOX 684, KEENE, NH 03431

SCALE: 1" = 30' NOVEMBER 11, 2024

Surveying ◆ Engineering ◆ Land Planning ◆ Permitting ◆ Septic Designs
FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

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UTILITY NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF KEENE AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CITY OF KEENE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (1-888-344-7233)
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS. THE WATER AND SEWER CONNECTIONS FOR THE EXISTING BUSINESS ARE TO REMAIN IN OPERATION FOR AS LONG AS FEASIBLE.
6. BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF KEENE FIRE DEPARTMENT REGULATIONS. BASED ON TEST PITS, THIS IS UNLIKELY TO BE PRESENT.
7. ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED. ANY RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED.
8. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
10. ALL POWER WORK SHALL CONFORM TO EVERSOURCE STANDARDS. THE POWER SERVICE SIZES SHALL BE VERIFIED BY AN ELECTRICAL ENGINEER AND EVERSOURCE.
11. ALL TELEPHONE WORK SHALL CONFORM TO CONSOLIDATED COMMUNICATIONS SPECIFICATIONS.
12. ALL PROPANE GAS WORK SHALL CONFORM TO THE SUPPLIER'S GAS SPECIFICATIONS. PROVIDE SHUTOFF VALVE AND REGULATOR FOR EACH BUILDING. THE PROPANE TANKS SHALL BE INSTALLED BELOW GRADE & HAVE ANTI-FLOTATION BLOCKS INSTALLED.
13. WATER AND SEWER SERVICES TO TIE INTO THE KEENE MUNICIPAL SERVICE IN WINCHESTER STREET; CONNECTIONS ARE TO BE MADE ON THE SUBJECT LOT. CONTRACTOR TO CONFIRM SIZE AND LOCATION OF EXISTING SERVICE TO THE PROPERTY.
14. SEWER SERVICES SHALL HAVE INDIVIDUAL CLEAN-OUTS INSIDE THE BUILDING.
15. CONTRACTOR TO COORDINATE WITH CITY DPW & DEALERSHIP OWNER PRIOR TO SEWER TIE-IN. THE EXISTING SEWER FLOW MUST BE MAINTAINED FROM EACH DEALERSHIP.
16. THE PROPOSED BUILDING WILL HAVE A FIRE SUPPRESSION SPRINKLER SYSTEM AND ADDRESSIBLE FIRE ALARM PANEL TO NOTIFY KEENE FIRE DEPARTMENT.
17. ALL HVAC EQUIPMENT SHALL MEET THE SCREENING STANDARDS OF THE L.D.C.: ROOF MOUNTED EQUIPMENT SHALL BE SETBACK 10' FROM EDGE. GROUND-MOUNTED EQUIPMENT TO BE LOCATED SO AS NOT TO BE VISIBLE FROM THE PUBLIC WAY - SCREEN IF VISIBLE.
18. FIRE ALARM SYSTEM TO BE HANDLED AS PART OF THE BUILDING PERMIT AND MEET THE REQUIREMENTS OF THE KEENE FIRE DEPARTMENT.
19. THE FIRE SPRINKLER LINE WILL REQUIRE A BACKFLOW PREVENTER INSIDE THE BUILDING. THE BACKFLOW DEVICE SHALL BE INSPECTED AS REQUIRED AND DOCUMENTATION PROVIDED TO THE CITY PUBLIC WORKS DEPARTMENT.
20. THE WATER AND SEWER CONNECTIONS WILL REQUIRE A CITY EXCAVATION PERMIT; DOCUMENTATION TO BE PROVIDED TO THE CITY PUBLIC WORKS DEPARTMENT FOR RECORDS.
21. THE UTILITIES (INCLUDING WATER AND SEWER) SHOWN ON THE PROPERTY ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
22. UTILITIES TO BE ROUTED BELOW POURS ASPHALT.

GRAPHIC SCALE

30' 15' 0 30' 60' 90'

IMPERIAL: 1"=30'

LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CURB LINE
- EDGE OF TREE LINE
- EXISTING EASEMENT LINE
- 1000 — 10' CONTOUR INTERVAL
- 998 — 2' CONTOUR INTERVAL
- D — UNDERGROUND DRAINAGE LINE
- OH — OVERHEAD UTILITY LINE
- U/G — UNDERGROUND UTILITY LINE
- G — GAS LINE
- W — WATER LINE
- S — SEWER LINE
- 244-70 — TAX MAP & LOT NUMBER
- C.B.(F) — GRANITE BOUND FOUND
- D.H.(F) — DRILL HOLE FOUND
- I.PIN(F) — IRON PIN FOUND
- I.PIPE(F) — IRON PIPE FOUND
- D.H.(PRP) — DRILL HOLE PER REF. PLAN
- I.PIN(TBS) — IRON PIN TO BE SET
- UTILITY POLE & GUY WIRE
- CATCH BASIN (SQUARE)
- DRAIN MAN-HOLE
- SEWER MAN-HOLE
- WATER HYDRANT
- WATER VALVE
- WATER SHUT-OFF
- WELL
- ELECTRIC PEDESTAL
- SINGLE SIGN POST
- EXISTING BUILDING

PROPOSED FEATURES

- EDGE OF PAVEMENT
- 2 FT. CONTOUR
- (11) — PARKING COUNT
- CAPE COD BERM (CCB)
- 998 — 2 FT. CONTOUR
- 990 — 10 FT. CONTOUR
- 998.5 — SPOT ELEVATION
- STORM WATER DRAINAGE
- CB# / DMH #1 — STORM DRAIN MANHOLE
- LIMITS OF CLEARING
- PROPOSED RETAINING WALL
- TEMPORARY SILT FENCE
- POLE MOUNTED LIGHT
- UGE — UNDERGROUND ELECTRIC
- OH — OVERHEAD ELECTRIC
- W — WATER LINE
- S — SEWER LINE
- SEWER MANHOLE
- UTILITY POLE
- UTILITY BOX LOCATION
- WATER SERVICE SHUT-OFF
- FLARED END SECTION (FES)
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- SIGN
- STONE CHECK DAM
- INLET PROTECTION
- PROPOSED BUILDING

REV.	DATE	DESCRIPTION	C/O	DR	CK
G	10/2/26	REVS PER CLIENT		CJC	JEN
F	11/7/25	REVS PER CLIENT		CJC	JEN
E	10/24/25	REVS PER CLIENT & AOT RMI3		CJC	JEN

UTILITY PLAN

TAX MAP 115, LOT 004
440 WINCHESTER STREET
KEENE, NH 03431

PREPARED FOR:
FAIRFIELD KIA
440 WINCHESTER ST., KEENE, NH 03431

LAND OF:
434-440 WINCHESTER, LLC
P.O. BOX 684, KEENE, NH 03431

SCALE: 1" = 30' NOVEMBER 11, 2024

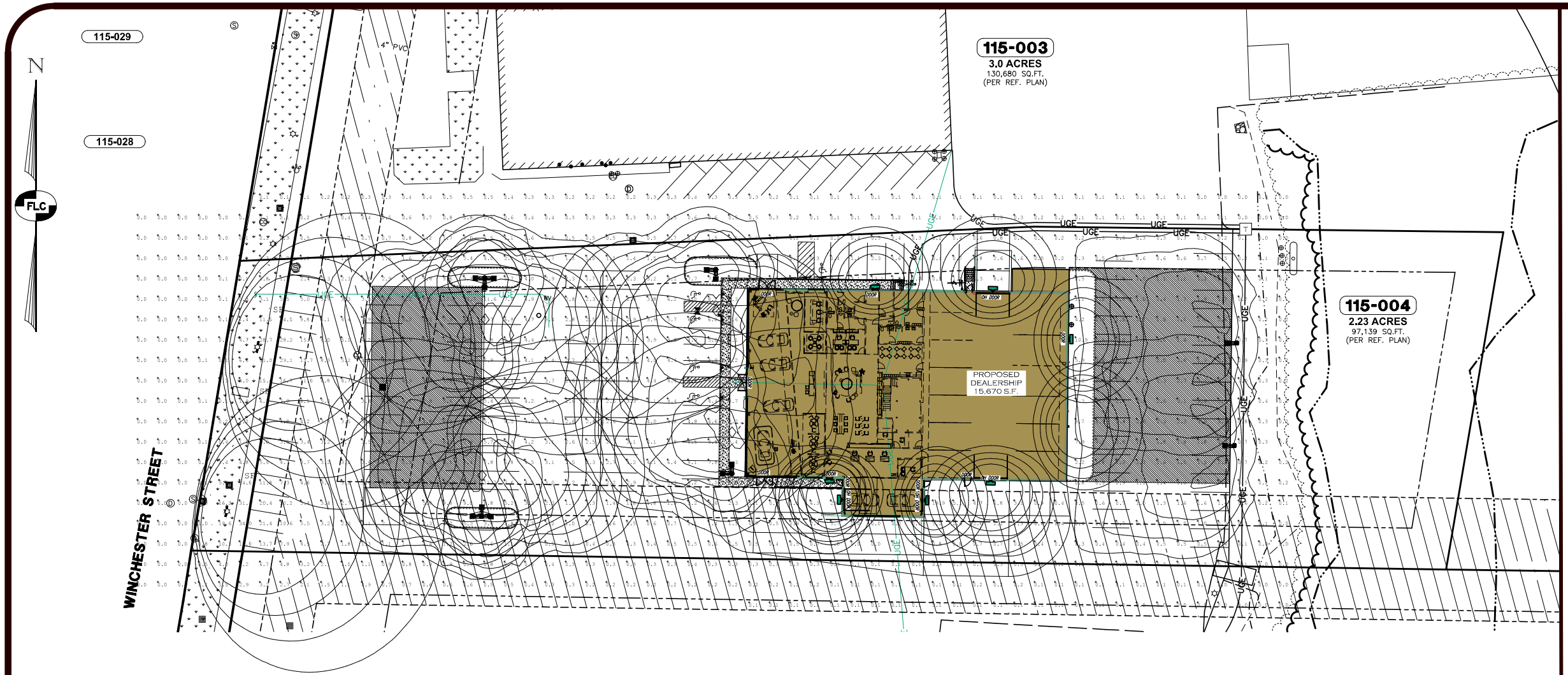
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DESIGN NOTES:

1. LIGHTING REQUIREMENTS:

PARKING LOTS	REQUIRED	PROPOSED
AVERAGE	3.5 Fc MAX	SEE EACH SECTION
MINIMUM	0.33 Fc	– Fc
U. RATIO (AVG/MIN)	5:1	–
MAX AT PROP. LINE	0.1 Fc	– Fc
MAX AT R.O.W.	1.0 Fc	– Fc
SIDEWALKS		
MINIMUM	0.5 Fc	N.A.
MAXIMUM	5.0 Fc	N.A.
LUMENS	1200 L MAX	N.A.

2. ALL PROPOSED LIGHTING MUST BE GREATER THAN 70 (CRI) COLOR RENDERING INDEX.
3. ALL PROPOSED LIGHTING MUST BE 3000 KELVIN COLOR–TEMPERATURE OR LESS.

LIGHTING NOTES:

1. LIGHTING SHALL BE INSTALLED AND ARRANGED SO AS NOT TO REFLECT OR CAUSE GLARE UPON ABUTTING LAND, HIGHWAYS AND ROADS.
2. ALL FIXTURES ARE FULL CUTOFF, LED FIXTURES. FLOOD LIGHTING AND UP–LIGHTING ARE PROHIBITED.
3. LIGHTING IS PROVIDED VIA BUILDING MOUNTED LIGHTS AND POLE MOUNTED LIGHTS.
4. MOUNTING HEIGHT OF ALL PROPOSED WALL MOUNT LIGHTING FIXTURES SHALL BE 10 & 14 FEET ABOVE FINISH GRADE ON THE BUILDINGS. LOCATED AT EACH BUILDING UNIT.
5. POLE MOUNTED LIGHTS ARE TO BE MOUNTED 17.5 FEET ABOVE FINISH GRADE.
6. ALL LIGHTS ARE TO BE SETUP ON PHOTOCELLS TO AUTOMATICALLY TURN OFF DURING DAYLIGHT HOURS. TIMER SHALL BE INSTALLED TO LIMIT HOURS FROM 6 AM – 10 PM. IF OPERATING 24/7 THE LIGHTING MUST REDUCE BY 50% FOR SECURITY LIGHTING, HALF OF THE WALLPACKS SHALL BE INSTALLED WITH MOTION SENSORS. THE AVERAGE FOOTCANDLE RATING SHALL NOT EXCEED 1.0 Fc BETWEEN 10PM – 6 AM.
7. ALL FIXTURES AND HARDWARE ARE TO BE DARK BRONZE IN COLOR TO MATCH.
8. LIGHT FIXTURES ARE AVAILABLE THROUGH EXPOSURE 2 LIGHTING. ANY CHANGE IN FIXTURE MUST BE APPROVED BY THE OWNER, DESIGN ENGINEER, AND CITY OF KEENE.
9. EXISTING UNDERGROUND ELECTRICAL LINES ARE APPROXIMATE, ELECTRICAL COMPANY NEEDS TO VERIFY THE LOCATION OF ELECTRICAL LINES.
10. THE LIGHT TRESPASS ONTO ABUTTING PROPERTIES ARE PROPERTIES OWNED BY THE SAME ENTITY.

V-Locity Small (VALS)

Outdoor LED Area Light

OVERVIEW	
Lumen Package	6,000 - 27,000
Wattage Range	36 - 178
Efficacy Range (LPW)	142 - 171
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI



Mirada Small Wall Sconce Visual Comfort (XWS VC)

Outdoor LED Wall Light

OVERVIEW	
Lumen Package (lm)	1,000 - 6,000
Wattage Range (W)	10 - 52
Efficacy Range (LPW)	119 - 163
Weight lbs (kg)	8 (3.6)



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	CRI	CCT	[MANUFAC]
	2	EX	Twin	FLOODS	EXISTING TWIN FLOOD LIGHTS	80	3000K	LSI INDUSTRIES, INC.
	4	4	Single	VALS-18L-4F-UNV-30K8-CXX-SA-ALBMR2LR	MOUNTED ON 17.5' POLE ON 2.5' BASE	80	3000K	LSI INDUSTRIES, INC.
	3	LC	Single	VALS-18L-LC-UNV-30K8-CXX-SA-ALBMR2LR	MOUNTED ON 17.5' POLE ON 2.5' BASE	80	3000K	LSI INDUSTRIES, INC.
	3	RC	Single	VALS-18L-RC-UNV-30K8-CXX-SA-ALBMR2LR	MOUNTED ON 17.5' POLE ON 2.5' BASE	80	3000K	LSI INDUSTRIES, INC.
	2	S4	Single	VALS-12L-4F-UNV-30K8-CXX-SA-ALBMR2LR / 4SQ B3 S11G17.5 S AB 4BC	17.5FT POLE ON 2.5FT BASE	80	3000K	LSI INDUSTRIES, INC.
	4	WL	Single	XWS-LED-5L-MTD-UNV-DIM-30-80CRI-ALSCS1-CXX	WALL MOUNTED 10' AFG	80	3000k	LSI INDUSTRIES, INC.
	4	WL1	Single	XWS-LED-5L-MTD-UNV-DIM-30-80CRI-ALSCS2-CXX	WALL MOUNTED 14' AFG	80	3000k	LSI INDUSTRIES, INC.

SALES LINE ALONG WINCHESTER ST

Illuminance (Fc)
Average = 11.07
Maximum = 29.1
Minimum = 2.4
Avg/Min Ratio = 4.61
Max/Min Ratio = 12.13

MAIN LOT

Illuminance (Fc)
Average = 4.90
Maximum = 14.2
Minimum = 1.9
Avg/Min Ratio = 2.58
Max/Min Ratio = 7.47

BACK LOT

Illuminance (Fc)
Average = 2.45
Maximum = 10.9
Minimum = 0.8
Avg/Min Ratio = 3.06
Max/Min Ratio = 13.63

GRAPHIC SCALE
30' 15' 0 30' 60' 90'
IMPERIAL: 1"=30'

REV.	DATE	DESCRIPTION	C/O	DR	CK
G	10/2/26	REVS PER CLIENT		CJC	JEN
F	11/19/25	REVS PER ADMINISTRATIVE APPROVAL		CJC	JEN
E	11/7/25	REVS PER CLIENT		CJC	JEN
D	10/6/25	REVS PER CLIENT & AOT RM13		CJC	JEN

LIGHTING PLAN

TAX MAP 115, LOT 004
440 WINCHESTER STREET
KEENE, NH 03431

PREPARED FOR:
FAIRFIELD KIA
440 WINCHESTER ST., KEENE, NH 03431

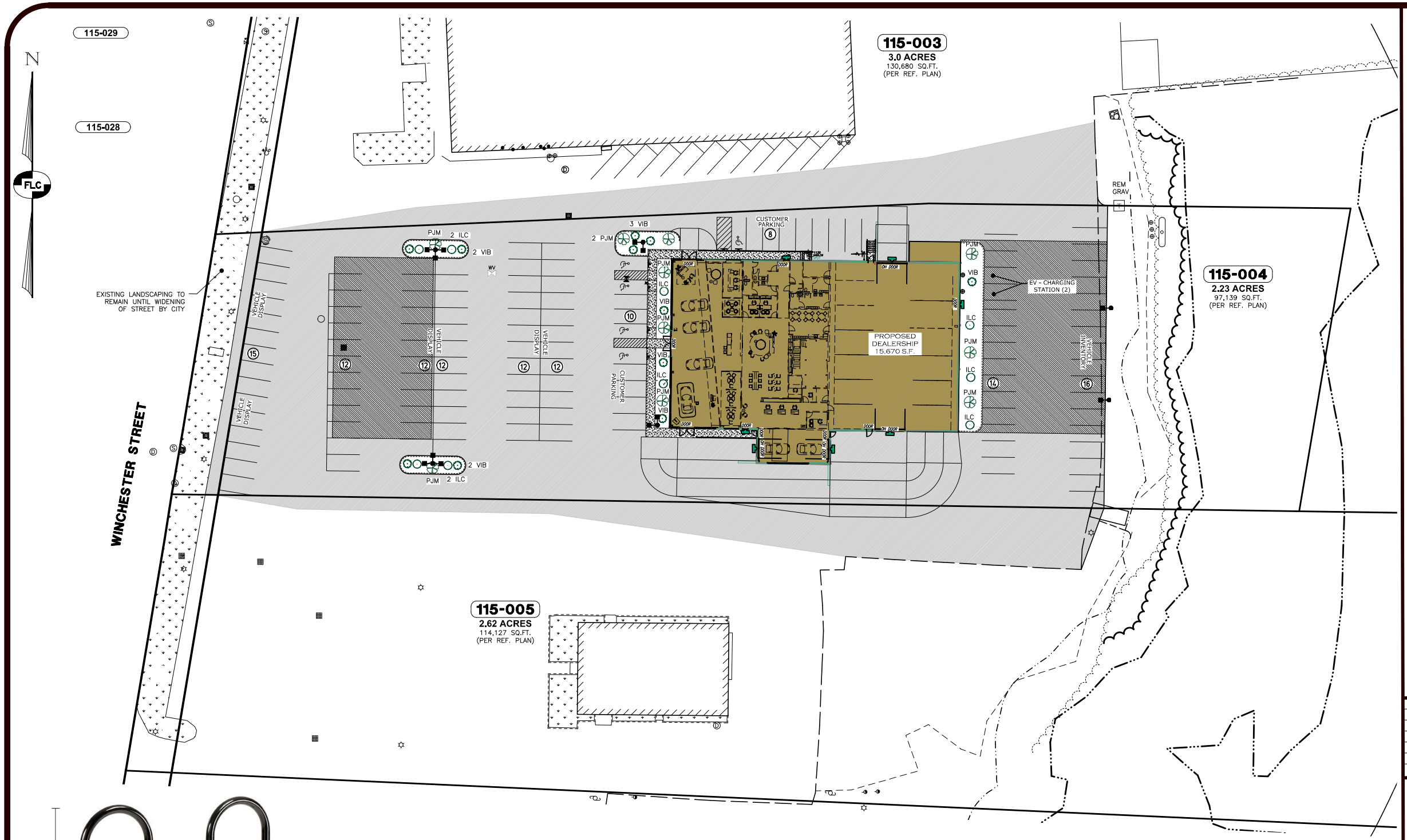
LAND OF:
434-440 WINCHESTER, LLC
P.O. BOX 684, KEENE, NH 03431

SCALE: 1" = 30' NOVEMBER 11, 2024

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DESIGN NOTES:

1. LANDSCAPING REQUIREMENTS:

	REQUIRED	PROPOSED
TREES (SITE)		
1/10 PARKING SPACE (112 SP)	12 TREES	0 TREES
PARKING PERIMETER TREES	N/A	
SHRUBS:	REQUIRED	PROPOSED
EVERGREENS	SCREENING	0
NON-EVERGREEN	N/A	30
PARKING OVER 50 SPACES:	REQUIRED	PROPOSED
1 TREE PER 10 SPACES	–	0
10% PARKING AREA LANDSCAPED	1,296 SF	2,946 SF
PARKING ISLAND SIZE MIN.	95 SF	306 SF

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG-SAFE AND FOR VERIFICATION OF ALL UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS PRIOR TO COMMENCING.
2. EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE START OF SITE WORK TO PROTECT ROOT MASSES.
3. EXISTING TREES THAT ARE TO BE REMOVED, SHALL BE REMOVED ENTIRELY FROM THE SITE, INCLUDING STUMPS. NO STUMP-DUMPS ARE ALLOWED ON SITE.
4. UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA NO PLANT MATERIAL SHALL BE INSTALLED.
5. UNLESS OTHERWISE NOTED OR APPROVED, ALL TREES MUST BE BALLED AND BURLAPPED.
6. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF "THE AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE. ANY PLANT MATERIAL THAT IS SIGNIFICANTLY DAMAGED, MISSING, DISEASE RIDDEN, OR DEAD SHALL BE ABATED WITHIN 1-YEAR OR BEFORE THE END OF THE FOLLOWING PLANTING SEASON, WHICHEVER OCCURS FIRST.
9. IN AREAS OF STONE MULCH LAY 6 MIL SHEETS OF "VISQUEEN" TYPE POLYETHYLENE ON COMPACTED SUBGRADE BEFORE PLACING STONE, MINIMUM 6" OVERLAP. PERFORATE SHEETING IN PLANTING BEDS BEFORE PLACING STONE.
10. UNLESS OTHERWISE NOTED LOAM AND SEED ALL DISTURBED AREAS WITH A MINIMUM 4" OF SUITABLE LOAM. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. SEE SITE PLAN.
11. WHERE APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
12. PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF COMMENCEMENT OF CONSTRUCTION
13. ALL LANDSCAPING SHALL BE LOCATED AND MAINTAINED SO AS NOT TO IMPACT THE LINES OF SIGHT AT THE ENTRANCE AND INTERNAL INTERSECTIONS TO PROVIDE SAFE PASSAGE OF PEDESTRIANS, BICYCLISTS, AND MOTORISTS.
14. ALL LANDSCAPED AREAS WILL BE MAINTAINED TO HAVE A SUFFICIENT AMOUNT OF WATER TO MAINTAIN VIABILITY EITHER BY IRRIGATION OR BY OTHER MEANS.
15. PROPOSED PLANTINGS SHALL NOT CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES OR UNDERGROUND UTILITIES.
16. ALL LANDSCAPING APPROVED AS PART OF THE SITE PLAN SHALL BE CONSIDERED AS ELEMENTS OF THE SITE, IN THE SAME MANNER AS PARKING, BUILDING MATERIALS, AND OTHER SITE DETAILS. ANY CHANGES WILL REQUIRE APPROVAL BY THE OWNER AND CITY COMMUNITY DEVELOPMENT DIRECTOR.
17. BIKE RACKS ARE PROPOSED AT THE REAR OF THE BULIDING.
18. ALL HVAC EQUIPMENT SHALL BE ROOF MOUNTED OR NOT BE VISIBLE FROM THE PUBLIC RIGHT OF WAY.
19. THE LANDSCAPING PLAN IS BASED ON "ALTERNATIVE DESIGN" TO WORK WITH THE CAR DEALERSHIP USE, SUCH AS NO TREES (LEAVES, BIRD DROPPINGS, BUGS) AND MORE VISIBILITY TO PASSERS BY.

GRAPHIC SCALE

30' 15' 0 30' 60' 90'

IMPERIAL: 1"=30'

REV.	DATE	DESCRIPTION	C/O	DR	CK
F	10/2/26	REVS PER CLIENT		CJC	JEN
E	11/7/25	REVS PER CLIENT		CJC	JEN
D	10/6/25	REVS PER CLIENT & AOT RMI3		CJC	JEN
C	7/21/25	REVS PER AOT RMI		CJC	JEN
B	11/27/24	INSPECTION NOTE ADDED PER C.O.A.		CJC	JEN
A	11/11/24	REVS PER STAFF COMMENTS		CJC	JEN

LANDSCAPING PLAN

TAX MAP 115, LOT 004
440 WINCHESTER STREET
KEENE, NH 03431

PREPARED FOR:
FAIRFIELD KIA
440 WINCHESTER ST., KEENE, NH 03431

LAND OF:
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SCALE: 1" = 30' NOVEMBER 11, 2024

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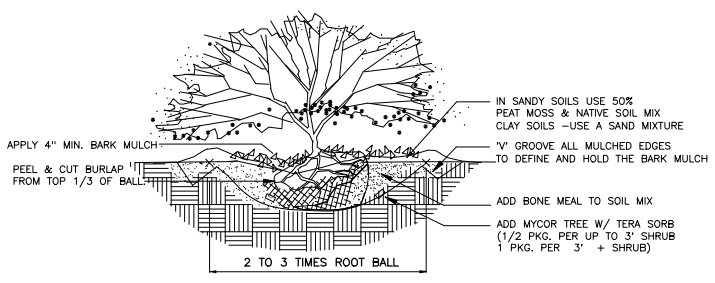
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1. INSTALL 1/2" STAINLESS BOLTS INTO DROP-IN ANCHORS BY HILTI.
2. SET TWO 8"ø SONOTUBES FILLED WITH CONCRETE TO CONNECT BASE PLATES TO.

5 - BIKE WAVE BIKE RACK

BIKE RACK DETAIL | 1 LS-1

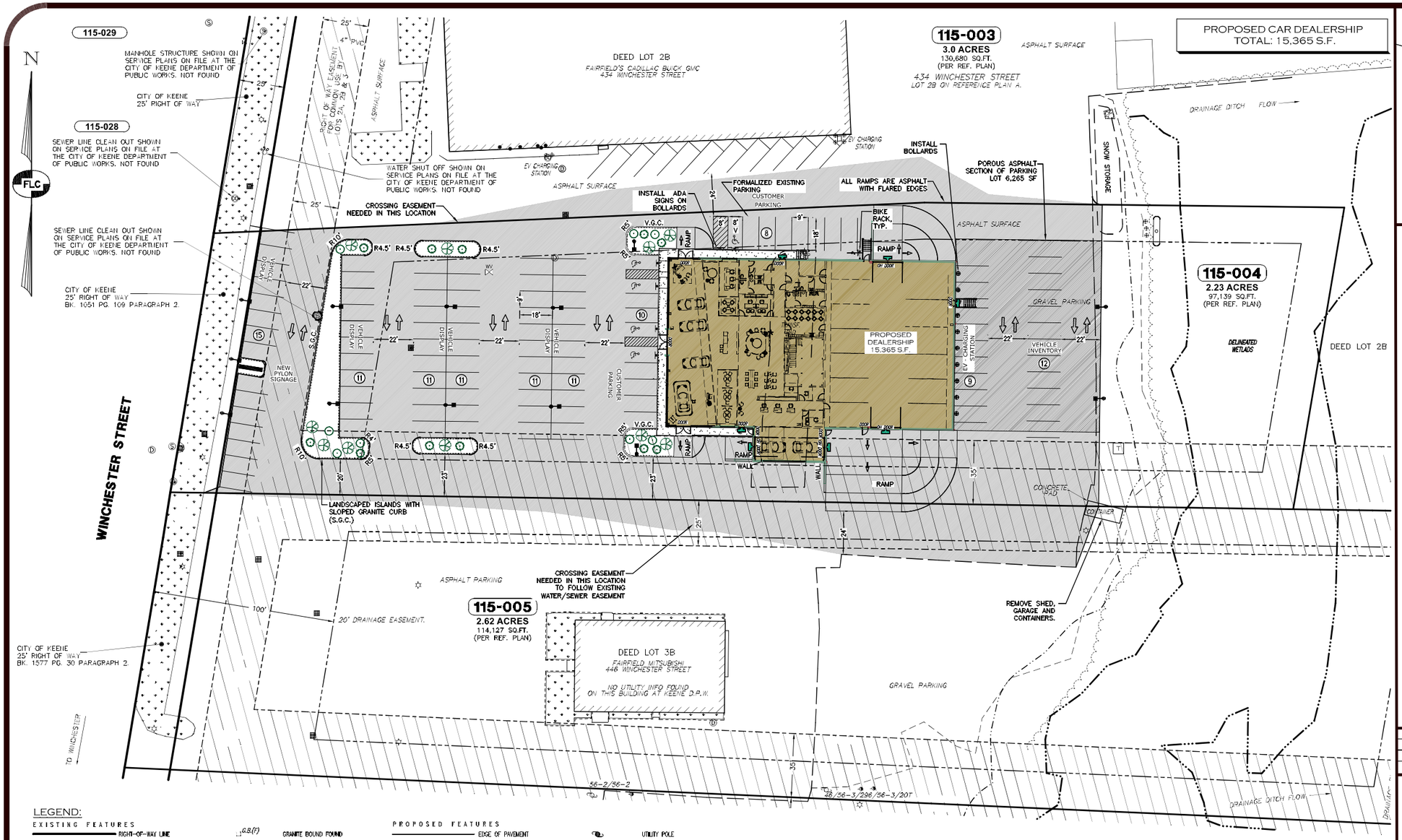


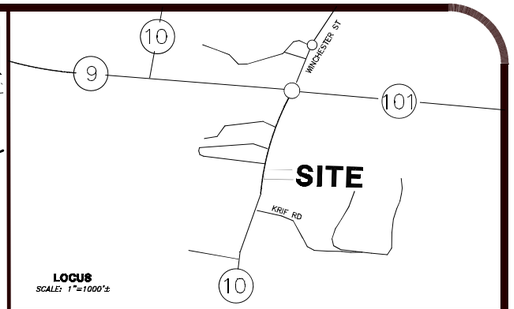
B & B SHRUB PLANTING DETAIL | 2 LS-1

PLANT SYMBOLS

	PLANT LIST & NAME	QTY.
	LIMITS OF CLEARING - PROPOSED TREELINE	BUFFER AROUND WETLANDS
PJM	P.J.M. RHODODENDRON SHRUB	(10) 2 GALLON CONTAINER, 1.5' – 2'H
ILC	ILEX VERTICILLATA (WINTERBERRY SHRUB)	(9) 2 GALLON CONTAINER, 1.5' – 2'H
VIB	VIBURNUM LENTAGO (NANNYBERRY VIBURNUM)	(11) 2 GALLON CONTAINER, 1.5' – 2'H

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LOCUS
SCALE: 1"=1000'±

SITE PLAN NOTES:

1. THE OWNER OF RECORD FOR TAX MAP PARCEL 115-004-000-000-000 IS 434-440 WINCHESTER, LLC. DEED REFERENCE IS BOOK 1577, PAGE 30 RECORDED IN THE C.C.R.D. 10/1/1996.
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE REDEVELOPMENT PLAN FOR THE FAIRFIELD'S KIA CAR DEALERSHIP BUILDING WITH SITE IMPROVEMENTS AND DETERMINATION OF FLOOD COMPENSATION GRADING.
3. THE TOTAL AREA OF TAX MAP PARCEL 115-004 IS 2.23± ACRES PER CITY OF KEENE TAX MAPS AND REFERENCE PLANS. ACCESS TO THE BUSINESS IS THROUGH THE PROPERTIES DIRECTLY NORTH AND SOUTH OF THE SUBJECT LOT. FRONTAGE IS 133.91 FT. ON NH RT. 10
4. ZONING FOR THE PARCELS IS COMMERCE LIMITED

	PROPOSED:
–FRONTAGE = 100 FT. (133.9' EXISTING)	–
–FRONT SETBACK = 100 FT.	100 FT.
–REAR SETBACK = 20 FT.	20 FT.
–SIDE SETBACK = 20 FT.	20 FT.

–MAXIMUM BUILDING COVERAGE = 40%
EXISTING BUILDING = 9,950 SF, PROPOSED BUILDING = 15,365 (15.8%)
–MAXIMUM IMPERVIOUS COVERAGE (INCLUDING STRUCTURES) = 70% (67,997 SF)
(EXISTING IMP = 69,363 SF (71%), PROPOSED IMP = 62,076 SF (63.9%), POROUS SURFACE = 8,396 SF (8.6%)
–MINIMUM GREEN/OPEN = 30%. (EXISTING GREEN=23.9%, PROPOSED GREEN =27.6%)
–HEIGHT LIMIT = 35 FT. (2-STORIES). (PROPOSED BLDG 25'-8", ONE-STORY)

5. THE EXISTING CONDITIONS OF THE PROPERTY ARE BASED ON THE SURVEY PLAN BY DIBERNARDO ASSOCIATES, LLC. DATED JUNE 28, 2017. PROPERTY BEARINGS ARE BASED ON NH STATE PLAN AND ELEVATIONS ON NAVD88 DATUM. UNDERGROUND UTILITIES ARE APPROXIMATE. WETLAND DELINEATION WAS DONE BY THIS OFFICE IN THE MONTH OF OCTOBER, 2024.
6. THE LOTS LIE WITHIN THE BOUNDARY OF THE 100 YEAR FLOOD HAZARD PER FLOOD INSURANCE RATE MAP FOR THE CITY OF KEENE, CHESHIRE COUNTY, COMMUNITY 330023, PANEL NUMBER 33005C0266E DATED MAY 23, 2006. BASED ON THIS PANEL, THE ESTIMATED ELEVATION OF THE 100 YEAR FLOOD AT THIS LOCATION IS 471.2 FT.
7. THE EXISTING BUILDING WILL BE DEMOLISHED FOLLOWING THE FULL CONSTRUCTION OF THE PROPOSED BUILDING. THIS WILL ALLOW THE DEALERSHIP TO REMAIN OPEN DURING CONSTRUCTION OF THE NEW BUILDING.
8. PARKING CALCULATIONS:
EXISTING PARKING = 150 SPACES (APPROX-MANY SPACES UNSTRIPPED)
4 SPACES/1000 SF INDOOR SALES: 4300/1000 x 4 = 17.2 (18 SPACES)
4 SPACES/SERVICE BAY: 1 SERVICE BAY x 4 = 4 SPACES
TOTAL REQUIRED = 22 SPACES; TOTAL PROVIDED = 109 SPACES (29 SPACES TO SIDE/REAR)
ADA SPACES REQ'D = 5 (1 VAN); ADA SPACES PROVIDED = 5 (1 VAN)
9. THE BUILDING FINISH FLOOR ELEVATION IS 472.2', PROVIDING 1 FOOT ABOVE BASE FLOOD ELEVATION (B.F.E. =471.2').
10. THE PROPOSED FLOOD COMPENSATION FOR THE FILL PLACED IN THE FLOODPLAIN IS BASED ON A TOTAL VOLUME COMPENSATION AT 471.2' IN ELEVATION, TO BE APPROVED BY THE KEENE FLOODPLAIN ADMINISTRATOR.
Cut Volume : 57,453.18 C.F., 2,127.90 C.Y. (TOTAL FLOOD COMP.)
Fill Volume : 54,598.29 C.F., 2,022.16 C.Y. (TOTAL FILL)
11. ANY SIGNS SHOWN WILL BE PERMITTED SEPARATELY AND DETAILS PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION.
12. WHEN SNOW IS EXCESSIVE, IT WILL BE HAULED OFF SITE. SNOW STORAGE WILL NOT BE DUMPED INTO THE ADJACENT WETLANDS OR THE BUFFER AREA.

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	11/11/24	REVS PER STAFF COMMENTS		CJC	JEN

LEGEND:

EXISTING FEATURES
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CURB LINE
- EDGE OF TREE LINE
- EXISTING EASEMENT LINE
- 1000 — 10' CONTOUR INTERVAL
- 998 — 2' CONTOUR INTERVAL
- D — UNDERGROUND DRAINAGE LINE
- OH — OVERHEAD UTILITY LINE
- U/G — UNDERGROUND UTILITY LINE
- G — GAS LINE
- W — WATER LINE
- S — SEWER LINE
- 244-70 — TAX MAP & LOT NUMBER
- G.B.(F) GRANITE BOUND FOUND
- D.H.(F) DRILL HOLE FOUND
- I.P.(F) IRON PIN FOUND
- I.P.(F) IRON PIPE FOUND
- D.H.(PPP) DRILL HOLE PER REF. PLAN
- I.P.(TBS) IRON PIN TO BE SET
- UTILITY POLE & GUY WIRE
- CATCH BASIN (SQUARE)
- DRAIN MAN-HOLE
- SEWER MAN-HOLE
- WATER HYDRANT
- WATER VALVE
- WATER SHUT-OFF
- WELL
- ELECTRIC PEDESTAL
- SINGLE SIGN POST
- EXISTING BUILDING

PROPOSED FEATURES
- EDGE OF PAVEMENT
- 2 FT. CONTOUR
- 11 — PARKING COUNT
- CAPE COD BERM (CCB)
- 998 — 2 FT. CONTOUR
- 990 — 10 FT. CONTOUR
- 998.5 — SPOT ELEVATION
- STORM WATER DRAINAGE
- CB#1 DMH#1 — STORM DRAIN MANHOLE
- LIMITS OF CLEARING
- PROPOSED RETAINING WALL
- TEMPORARY SILT FENCE
- POLE MOUNTED LIGHT
- UGE — UNDERGROUND ELECTRIC
- OH — OVERHEAD ELECTRIC
- W — WATER LINE
- S — SEWER LINE
- SEWER MANHOLE
- UTILITY POLE
- UTILITY BOX LOCATION
- WATER SERVICE SHUT-OFF
- FLARED END SECTION (FES)
- TRAFFIC FLOW (NOT PAINTED ARROWS)
- SIGN
- STONE CHECK DAM
- INLET PROTECTION
- PROPOSED BUILDING

REFERENCE PLANS:

1. "PLAN SHOWING EXISTING CONDITIONS OF PROPERTY OF – 434-440 WINCHESTER LLC. – 434 WINCHESTER STREET – KEENE, N.H. 03431", SCALE:1"=30' AND DATED JUNE 28, 2017 BY DIBERNARDO ASSOCIATES, LLC
2. "EXISTING PLAN", SCALE:1"=50' AND DATED OCTOBER 20, 2017 BY BRICKSTONE LAND USE CONSULTANTS.

GRAPHIC SCALE
30' 15' 0 30' 60' 90'
IMPERIAL: 1"=30'

PERMITS REQUIRED:

1. CITY OF KEENE PLANNING BOARD SITE PLAN REVIEW:
2. CITY OF KEENE FLOODPLAIN DEVELOPMENT PERMIT:
3. CITY OF KEENE BUILDING PERMIT:
4. FEMA LETTER OF MAP REVISION (LOMR-F) & ELEVATION CERTIFICATE:

LAND-OWNER SIGNATURE
OWNER: _____ DATE: _____

APPROVED BY THE KEENE PLANNING BOARD
ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND
SECRETARY: _____

Approved Site Plan from PB-2024-16

SITE PLAN
TAX MAP 115, LOT 004
440 WINCHESTER STREET
KEENE, NH 03431

PREPARED FOR:
FAIRFIELD KIA
440 WINCHESTER ST., KEENE, NH 03431

LAND OF:
434-440 WINCHESTER, LLC
P.O. BOX 684, KEENE, NH 03431

SCALE: 1" = 30' NOVEMBER 11, 2024

Surveying ❖ Engineering ❖ Land Planning ❖ Permitting ❖ Septic Designs
FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 3762SP01A.dwg | PROJ. NO. 3762.01 | SHEET: SP-1 | PAGE NO. 3 OF 11

Dec 16, 2024 - 11:47am FLC-19
P:\0_FLC\0_PROJECTS\03762\3762.01\DWGS\

PROPOSED CAR DEALERSHIP
TOTAL: 15,670 S.F.

115-029

MANHOLE STRUCTURE SHOWN ON SERVICE PLANS ON FILE AT THE CITY OF KEENE DEPARTMENT OF PUBLIC WORKS. NOT FOUND

CITY OF KEENE 25' RIGHT OF WAY

115-028

SEWER LINE CLEAN OUT SHOWN ON SERVICE PLANS ON FILE AT THE CITY OF KEENE DEPARTMENT OF PUBLIC WORKS. NOT FOUND

SEWER LINE CLEAN OUT SHOWN ON SERVICE PLANS ON FILE AT THE CITY OF KEENE DEPARTMENT OF PUBLIC WORKS. NOT FOUND

CITY OF KEENE 25' RIGHT OF WAY BK. 1051 PG. 109 PARAGRAPH 2.

WINCHESTER STREET

DEED LOT 2B
FAIRFIELD'S CADILLAC BUICK GMC
434 WINCHESTER STREET

434 WINCHESTER STREET
LOT 2B ON REFERENCE PLAN A.

115-003
3.0 ACRES
130,680 SQ.FT.
(PER REF. PLAN)

RIGHT OF WAY EASEMENT FOR COMMON USE BY LOTS 2A, 2B & 3

ASPHALT SURFACE

WATER SHUT OFF SHOWN ON SERVICE PLANS ON FILE AT THE CITY OF KEENE DEPARTMENT OF PUBLIC WORKS. NOT FOUND

EV CHARGING STATION

CROSSING EASEMENT NEEDED IN THIS LOCATION

INSTALL ADA SIGNS ON BOLLARDS

FORMALIZED EXISTING PARKING
CUSTOMER PARKING

ALL RAMPS ARE ASPHALT WITH FLARED EDGES

INSTALL BOLLARDS

POROUS ASPHALT SECTION OF PARKING LOT 8,380SF

BIKE RACK, TYP.

DRAINAGE DITCH FLOW

EXISTING AST TO BE RELOCATED ONTO LOT 115-003, LOCATION T.B.D.

V.G.C.

RAMP

R4.5'

EV+ CHARGING STATION (2)

PROPOSED DEALERSHIP 15,670 S.F.

115-004
2.23 ACRES
97,139 SQ.FT.
(PER REF. PLAN)

DELINEATED WETLADS

DEED LOT 2B

VEHICLE DISPLAY

VEHICLE INVENTORY

NEW PYLON SIGNAGE

POROUS ASPHALT SECTION OF PARKING LOT 5,334 SF

LANDSCAPED ISLANDS WITH SLOPED GRANITE CURB (S.G.C.)

CONCRETE PAD

CONTAINER

SNOW STORAGE

REMOVE SHED, GARAGE AND CONTAINERS.

ASPHALT PARKING

CROSSING EASEMENT NEEDED IN THIS LOCATION TO FOLLOW EXISTING WATER/SEWER EASEMENT

115-005
2.62 ACRES
114,127 SQ.FT.
(PER REF. PLAN)

20' DRAINAGE EASEMENT.

CITY OF KEENE 25' RIGHT OF WAY Bk. 1577 PG. 30 PARAGRAPH 2.

DEED LOT 3B
FAIRFIELD MITSUBISHI
446 WINCHESTER STREET

NO UTILITY INFO FOUND ON THIS BUILDING AT KEENE D.P.W.

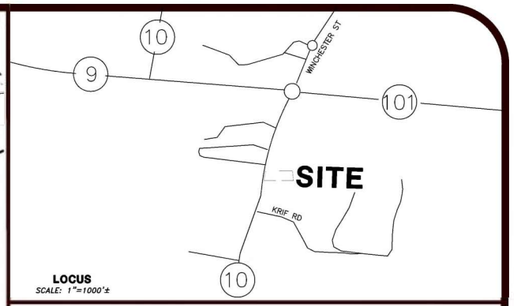
GRAVEL PARKING

TO WINCHESTER

56-2/56-2

48/56-3/296/56-3/207

DRAINAGE DITCH FLOW



LOCUS
SCALE: 1"=1000'±

SITE PLAN NOTES:

1. THE OWNER OF RECORD FOR TAX MAP PARCEL 115-004-000-000-000 IS 434-440 WINCHESTER, LLC. DEED REFERENCE IS BOOK 1577, PAGE 30 RECORDED IN THE C.C.R.D. 10/1/1996.
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE REDEVELOPMENT PLAN FOR THE FAIRFIELD'S KIA CAR DEALERSHIP BUILDING WITH SITE IMPROVEMENTS AND DETERMINATION OF FLOOD COMPENSATION GRADING.
3. THE TOTAL AREA OF TAX MAP PARCEL 115-004 IS 2.23± ACRES PER CITY OF KEENE TAX MAPS AND REFERENCE PLANS. ACCESS TO THE BUSINESS IS THROUGH THE PROPERTIES DIRECTLY NORTH AND SOUTH OF THE SUBJECT LOT. FRONTAGE IS 133.91 FT. ON NH RT. 10
4. ZONING FOR THE PARCELS IS COMMERCE LIMITED

	PROPOSED:
-FRONTAGE = 100 FT. (133.9' EXISTING)	–
-FRONT SETBACK = 100 FT.	100 FT.
-REAR SETBACK = 20 FT.	20 FT.
-SIDE SETBACK = 20 FT.	20 FT.

-MAXIMUM BUILDING COVERAGE = 40%
EXISTING BUILDING = 9,950 SF, PROPOSED BUILDING = 15,365 (15.8%)
-MAXIMUM IMPERVIOUS COVERAGE (INCLUDING STRUCTURES) = 70% (67,997 SF)
(EXISTING IMP = 69,363 SF (71%), PROPOSED IMP = 57,882 SF (59.6%), POROUS SURFACE = 13,714 SF (14.1%)
-MINIMUM GREEN/OPEN = 30%. (EXISTING GREEN=23.9%, PROPOSED GREEN =26.3%)
-HEIGHT LIMIT = 35 FT. (2-STORIES). (PROPOSED BLDG 25'-8", ONE-STORY)

5. THE EXISTING CONDITIONS OF THE PROPERTY ARE BASED ON THE SURVEY PLAN BY DIBERNARDO ASSOCIATES, LLC. DATED JUNE 28, 2017. PROPERTY BEARINGS ARE BASED ON NH STATE PLAN AND ELEVATIONS ON NAVD88 DATUM. UNDERGROUND UTILITIES ARE APPROXIMATE. WETLAND DELINEATION WAS DONE BY THIS OFFICE IN THE MONTH OF OCTOBER, 2024.
6. THE LOTS LIE WITHIN THE BOUNDARY OF THE 100 YEAR FLOOD HAZARD PER FLOOD INSURANCE RATE MAP FOR THE CITY OF KEENE, CHESHIRE COUNTY; COMMUNITY 330023, PANEL NUMBER 33005C0266E DATED MAY 23, 2006. BASED ON THIS PANEL, THE ESTIMATED ELEVATION OF THE 100 YEAR FLOOD AT THIS LOCATION IS 471.2 FT.
7. THE EXISTING BUILDING WILL BE DEMOLISHED FOLLOWING THE FULL CONSTRUCTION OF THE PROPOSED BUILDING. THIS WILL ALLOW THE DEALERSHIP TO REMAIN OPEN DURING CONSTRUCTION OF THE NEW BUILDING.
8. PARKING CALCULATIONS:
EXISTING PARKING = 150 SPACES (APPROX-MANY SPACES UNSTRIPPED)
4 SPACES/1000 SF INDOOR SALES: 4300/1000 x 4 = 17.2 (18 SPACES)
4 SPACES/SERVICE BAY: 1 SERVICE BAY x 4 = 4 SPACES
TOTAL REQUIRED = 22 SPACES; TOTAL PROVIDED = 109 SPACES (30 SPACES TO SIDE/REAR)
ADA SPACES REQ'D = 5 (1 VAN); ADA SPACES PROVIDED = 5 (1 VAN)
9. THE BUILDING FINISH FLOOR ELEVATION IS 472.2', PROVIDING 1 FOOT ABOVE BASE FLOOD ELEVATION (B.F.E. =471.2'). THE PROPOSED FLOOD COMPENSATION FOR THE FILL PLACED IN THE FLOODPLAIN IS BASED ON A TOTAL VOLUME COMPENSATION AT 471.2' IN ELEVATION, TO BE APPROVED BY THE KEENE FLOODPLAIN ADMINISTRATOR.
10. ANY SIGNS SHOWN WILL BE PERMITTED SEPARATELY AND DETAILS PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION.
11. WHEN SNOW IS EXCESSIVE, IT WILL BE HAULED OFF SITE. SNOW STORAGE WILL NOT BE DUMPED INTO THE ADJACENT WETLANDS OR THE BUFFER AREA.

REV.	DATE	DESCRIPTION	C/O	DR	CK
H	11/19/25	REVS PER ADMINISTRATIVE APPROVAL		CJC	JEN
G	11/7/25	REVS PER AOT RMI 2		CJC	JEN
F	10/6/25	REVS PER CLIENT & AOT RMI3		CJC	JEN
E	8/21/25	REVS PER AOT RMI 2		CJC	JEN
D	7/21/25	REVS PER AOT RMI		CJC	JEN
C	5/5/25	REVS FOR AOT SUBMISSION		CJC	JEN
B	11/27/24	INSPECTION NOTE ADDED PER C.O.A.		CJC	JEN
A	11/11/24	REVS PER STAFF COMMENTS		CJC	JEN

LEGEND:

EXISTING FEATURES

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CURB LINE
- EDGE OF TREE LINE
- EXISTING EASEMENT LINE
- 1000 — 10' CONTOUR INTERVAL
- 998 — 2' CONTOUR INTERVAL
- D — UNDERGROUND DRAINAGE LINE
- OH — OVERHEAD UTILITY LINE
- U/G — UNDERGROUND UTILITY LINE
- G — GAS LINE
- # — WATER LINE
- S — SEWER LINE
- 244-70 — TAX MAP & LOT NUMBER
- C.B.(F) — GRANITE BOUND FOUND
- D.H.(F) — DRILL HOLE FOUND
- I.P.(F) — IRON PIN FOUND
- I.P.(F) — IRON PIPE FOUND
- D.H.(PRP) — DRILL HOLE PER REF. PLAN
- I.P.(TBS) — IRON PIN TO BE SET
- UTILITY POLE & GUY WIRE
- CATCH BASIN (SQUARE)
- DRAIN MAN-HOLE
- SEWER MAN-HOLE
- WATER HYDRANT
- WATER VALVE
- WATER SHUT-OFF
- WELL
- ELECTRIC PEDESTAL
- SINGLE SIGN POST
- EXISTING BUILDING

PROPOSED FEATURES

- EDGE OF PAVEMENT
- 2 FT. CONTOUR
- (11) — PARKING COUNT
- CAPE COD BERM (CCB)
- 998 — 2 FT. CONTOUR
- 990 — 10 FT. CONTOUR
- (998.5) — SPOT ELEVATION
- STORM WATER DRAINAGE
- CB#/DMH #1 — STORM DRAIN MANHOLE
- LIMITS OF CLEARING
- PROPOSED RETAINING WALL
- X — X — TEMPORARY SILT FENCE
- POLE MOUNTED LIGHT
- UGE — UNDERGROUND ELECTRIC
- OH — OVERHEAD ELECTRIC
- W — WATER LINE
- S — SEWER LINE
- SEWER MANHOLE
- UTILITY POLE
- UTILITY BOX LOCATION
- WATER SERVICE SHUT-OFF
- FLARED END SECTION (FES)
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2. "EXISTING PLAN", SCALE:1"=50' AND DATED OCTOBER 20, 2017 BY BRICKSTONE LAND USE CONSULTANTS.

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2. CITY OF KEENE FLOODPLAIN DEVELOPMENT PERMIT:
3. CITY OF KEENE BUILDING PERMIT:
4. FEMA LETTER OF MAP REVISION (LOMR-F) & ELEVATION CERTIFICATE:

LAND-OWNER SIGNATURE
OWNER: _____ DATE: _____

APPROVED BY THE KEENE PLANNING BOARD
ON: _____ CERTIFIED BY
CHAIRMAN: _____ AND
SECRETARY: _____

Approved Plan Set from PB-2024-16, Modification #1

SITE PLAN
TAX MAP 115, LOT 004
440 WINCHESTER STREET
KEENE, NH 03431

PREPARED FOR:
FAIRFIELD KIA
440 WINCHESTER ST., KEENE, NH 03431

LAND OF:
434-440 WINCHESTER, LLC
P.O. BOX 684, KEENE, NH 03431

SCALE: 1" = 30' NOVEMBER 11, 2024

Surveying + Engineering + Land Planning + Permitting + Septic Designs
FIELDSTONE LAND CONSULTANTS, PLLC
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

FILE: 3762SP01H.dwg | PROJ. NO. 3762.01 | SHEET: SP-1 | PAGE NO. 3 OF 12

Nov 19, 2025 – 4:32pm FLC-JP
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LAND CONSULTANTS, PLLC
Surveying ⌖ Engineering
Land Planning ⌖ Septic Designs
206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

SITE PLAN NARRATIVE
MODIFICATION TO SITE PLAN

Fairfield's KIA
Building and Site Renovation
Tax Map Parcel 115-004
440 Winchester Street
Keene, New Hampshire

October 19, 2026

Project Narrative:

The project is being submitted to reflect revisions to the previously approved site plan and to utilize existing site improvements along Winchester Street. The revised plan proposes to utilize the existing edge of pavement along Winchester Street, existing parking lot lighting, and the existing KIA facility sign. Utilizing these existing improvements will maintain the established frontage and site features along Winchester Street while avoiding unnecessary modifications to the existing parking lot edge, lighting, and signage. This will maintain the symmetrical alignment of the parking lot with the adjacent businesses on Winchester Street.

The revised plan also relocates certain green space areas within the site to accommodate the updated parking lot configuration, landscaping, and other site improvements. Although the location of the green space has been adjusted, the amount and overall character of the green space will remain consistent with the previously approved site plan. The relocated green space will continue to provide landscaped areas throughout the property and will be integrated with the proposed landscape islands and landscaping adjacent to the building. The amount of green space matches the square-foot coverage of the previously approved green space, which was a slight increase from the existing green space at the dealership. The overall number of landscape plantings also matches the previously approved landscaping plan.

The revised layout includes adjustments to the parking configuration and incorporates additional landscaped islands within the front parking area and along the front of the building. Additional landscaping is also proposed along the rear of the building. These changes allow the site to maintain the previously approved green space while improving the distribution of landscaping throughout the developed portion of the property and meet the owner's and KIA Corporation requirements for aesthetics of the dealership. As was previously approved by the Planning Board, we are requesting this layout as an Alternative Landscaping Plan to fit with the specific use of the property.

Overall, the resubmittal maintains the intent and general layout of the previously approved project while incorporating revisions necessary to reflect the current construction plans, NHDES Alteration of Terrain requirements, and existing conditions along Winchester Street. The proposed changes utilize existing

site improvements where practical, maintain the previously approved amount and character of green space, and provide additional landscaping within the parking area and around the building.

The owner of the dealership understands that the changes along the Winchester Street frontage will be impacted by the future NHDOT & City of Keene Winchester Street project. He would like to maintain the look along the roadway to be consistent with his other dealerships directly adjacent to the KIA dealership until the construction of Winchester Street is started. He agrees that the light fixtures and facility sign will need to be relocated or replaced at the time of Winchester Street improvement plan. He would like to have the frontage layout of all of the businesses match one another at that time to ensure that it looks consistent and uniform from the street view.

Below is an outline of the Site Development Standards identified in the application and how each standard is addressed by the revised project.

21.2 Drainage & Stormwater Management

There are two sections of porous asphalt on the site; one at the front of the building and one at the rear of the building. A section of porous asphalt was added to the front parking lot as part of the NHDES Alteration of Terrain (AOT) permit requirements, and this was approved administratively. The porous asphalt at the rear of the building has been modified slightly to have a landscaped island along the rear of the building. The roof drains will tie directly into the filter layer below the surface, as was previously approved. This will ensure that the new roof will be treated by the filter layer and peak storm attenuation provided in the subsurface porous section. It should be noted that the rear porous asphalt has already been constructed and will need the landscaped island constructed along the rear of the building (if approved).

21.3 Sediment and Erosion Control

Sediment and erosion control measures are shown and detailed on the site plans. The measures include silt fence, catch basin silt socks, and riprap aprons. These measures have been reviewed by Community Development staff and have been installed in accordance with the approved plans. They have functioned as intended throughout the construction process and will continue to be inspected by the contractor.

21.4 Snow Storage & Removal

Snow will be stored in designated areas toward the rear of the property, with excess snow removed from the site as necessary. Snow management will generally follow the existing practices used at the property. The two adjacent properties are under common ownership and will allow snow storage to be coordinated between the properties. During periods of excessive snowfall, snow may be hauled off site as needed.

21.5 Landscaping

Landscaping will be installed in accordance with the approved landscaping plan, as an Alternative Design. The revised plan relocates portions of the green space to accommodate the updated site layout while maintaining green space consistent with the previously approved site plan. Additional landscaped islands have also been incorporated into the parking area and adjacent to the building.

The landscaping plan provides planted areas throughout the site while recognizing the unique nature of the automobile dealership use. Trees have been eliminated due to concerns associated with leaves, bird activity, and potential impacts to vehicle finishes. The Planning Board previously approved an alternative landscaping approach based on the specific use and operational characteristics of the property. The overall species and count of landscaping has not changed from the approved plan.

21.6 Screening

The dumpster enclosure has been installed at the rear of the Mitsubishi dealership. This dumpster is existing and is used by all three dealerships for trash handling. The enclosure is not visible from the public way and provides screening of the dumpster area to maintain an orderly appearance. The HVAC equipment is shown on the architectural plans and is located more than 10 feet from the edge of the roof. This has not changed from the approved site plan or architectural plans.

21.7 Lighting

The pole mounted lights on the lot have been relocated slightly from the approved plan. The largest change is the existing pole mounted lights along Winchester Street (two poles and fixtures) are proposed to remain in use. These fixtures align with the other dealership light poles and are the same type of fixture. The lighting plan has been updated to reflect the changes to the photometric plan based on these fixtures remaining in use. The client understands that when the Winchester Street project moves forward, these fixtures and the adjacent dealership light poles will have to be relocated. The owner would like to maintain the consistent look of the light poles until the City street is widened at a future date (7-10 years away).

21.8 Sewer & Water

The site is currently serviced by municipal water and sewer. The proposed building will require extensions of the existing water and sewer lines within the site. These improvements will be coordinated with the demolition of the existing building and construction of the new building. A trench drain and oil/grit separator have also been incorporated into the site design and will be connected to the sewer system as shown on the plans.

21.9 Traffic & Access Management

There are no proposed changes to the established traffic patterns or site access. The revised plan will continue to utilize the existing access and circulation pattern serving the property.

21.10 Filling & Excavation

The site is located within the 100-year floodplain and will require placement of fill within portions of the floodplain. The proposed fill will be offset through excavation to provide compensatory flood storage on the property. This includes lowering the area of the existing building and portions of the rear parking area to provide the required compensatory storage.

The floodplain mapping and elevations in this area are also subject to ongoing changes. The project will be designed and constructed in accordance with the applicable FEMA and regulatory requirements in

effect at the time of construction. The cut and fill volumes do not change per these revisions and the existing Floodplain Development Permit is not changed or revised by these changes.

21.11 Surface Water & Wetlands

Jurisdictional wetlands were delineated by a qualified wetland scientist on October 11, 2024. The lower grades associated with the wetland appear to reflect a historic flood-compensation basin. No direct impacts to the delineated wetland are proposed.

Double rows of silt fence will be installed adjacent to the wetland area during construction to provide additional protection. The paving and grading limits have been revised to minimize impacts to the wetland buffer and avoid removal of trees within the buffer. These limits of construction do not change from the previously approved plans.

21.12 Hazardous & Toxic Materials

Materials associated with the operation of the dealership that may be considered hazardous or toxic will be stored and handled within the building in accordance with applicable federal, state, and local regulations. These materials may include automotive fluids used within the service area, such as oils, lubricants, and brake fluid.

21.13 Noise

The proposed dealership is not anticipated to result in a substantial change in noise levels compared with the existing dealership use. Service and repair activities will occur within enclosed service bays located toward the rear of the building, which will help limit noise impacts to surrounding properties.

21.14 Architecture & Visual Appearance

The architectural design of the proposed building remains consistent with the architectural plans previously approved by the Planning Board. No substantive changes to the approved building design are proposed as part of this resubmittal.

Requested Waivers (3 total):

Section 21.7.1.B: *When 50% or more of the light fixtures or poles of an existing outdoor lighting installation are being modified, extended, expanded, or added to, the enterier outdoor lighting installation shall be subject to the requirements of this Development Standard.:* The lights and light poles along Winchester Street are existing, and match the lighting on the adjacent dealership lots. These lights currently illuminate the Winchester Street Right-of-way (ROW) and onto the adjacent lots. This does not meet the current standard but is the existing condition. We are requesting this waiver to allow the existing lights and poles to remain in the existing condition until the Winchester Street improvement project is set to begin construction.

Section 21.7.3.C: *to allow for maximum lighting levels above 1-footcandle (fc) at the right-of-way line and 0.1-fc at the property line:* The lights along Winchester Street are

existing, and modeled based on the existing fixture. This waiver is to allow the existing fixtures to remain. The adjacent lots are owned by the same owner.

Sections 21.7.4.A.1: *to allow for average lighting levels above 3.5-fc along Winchester St. and the main parking lot.* This waiver is being requested as the existing light fixtures provide more light at the street and main parking lot. The dealership would like these to remain in place and would prefer higher light levels for security and to make the cars visible to the passing traffic, as this is known to help with car sales. These waivers are based on existing lighting conditions.

From: Bryan Ruoff
Sent: Wednesday, October 7, 2026 9:53 AM
To: Megan Fortson; Mari Brunner
Subject: FW: 3762.01-KIA-KEENE: SITE PLAN MODIFICATION: AOT PERMIT - 2937

Please see below for your records for the Kia project, no permit amendment required for the change.

Bryan M. Ruoff, P.E.
City Engineer

City of Keene
350 Marlboro Street
Keene, NH 03431
(603) 352-6550 ext. 6621 | KeeneNH.gov
Report Issues: SeeClickFix/Keene

From: Schlosser, Michael <Michael.J.Schlosser@des.nh.gov>
Sent: Wednesday, October 7, 2026 9:03 AM
To: 'John Noonan' <jenoonan@fieldstonelandconsultants.com>; Thatcher, Kevin <kevin.d.thatcher@des.nh.gov>
Cc: Chad Branon <cebranon@fieldstonelandconsultants.com>; Bryan Ruoff <bruoff@keenenh.gov>
Subject: RE: 3762.01-KIA-KEENE: SITE PLAN MODIFICATION: AOT PERMIT - 2937

Hi John,

This change would be considered an insignificant deviation pursuant to Env-Wq 1503.22(b) and does not require an amendment to the permit. The revision must be noted on the close of construction notification form that is submitted after construction is complete.

Thanks,

Mike Schlosser, PE
Alteration of Terrain Bureau, Land Resources Management

Water Division, NH Department of Environmental Services
29 Hazen Drive, PO Box 95
Concord, NH 03302-0095
(603) 271-3568
Michael.J.Schlosser@des.nh.gov

NHDES would greatly appreciate your feedback and wants to hear from you. Please take a moment to fill out our short (5-question) NHDES Customer Service Satisfaction Survey.

From: John Noonan <jenoonan@fieldstonelandconsultants.com>
Sent: Friday, October 2, 2026 1:13 PM
To: Thatcher, Kevin <Kevin.D.Thatcher@des.nh.gov>; Schlosser, Michael <Michael.J.Schlosser@des.nh.gov>
Cc: Chad Branon <cebranon@fieldstonelandconsultants.com>; Bryan Ruoff <bruoff@keenenh.gov>
Subject: 3762.01-KIA-KEENE: SITE PLAN MODIFICATION: AOT PERMIT - 2937

EXTERNAL EMAIL WARNING! This email originated outside of the New Hampshire Executive Branch network. Do not open attachments or click on links unless you recognize the sender and are expecting the email. Do not enter your username and password on sites that you have reached through an email link. Forward suspicious and unexpected messages by clicking the Phish Alert button in your Outlook and if you did click or enter credentials by mistake, report it immediately to helpdesk@doit.nh.gov!

Hi Michael and Kevin,

We are working with the client to revise the site plan for the Kia dealership in Keene. Chad and I reviewed the changes with Kevin this morning.

The location of the green space on the site was revised to have landscaping at the front and rear of the building. This will require a change to the rear porous asphalt layout. The rear landscaped island will have the porous asphalt removed and the underlying filter layers are to remain. The landscaped island would have a curb and filter fabric to keep loam from washing into the porous asphalt. The roof drains will be tied into a subsurface perforated pipe set in stone choker course. This will distribute the water from the roof along the same area as the approved plans, where the roof drains ran onto splash blocks and onto the porous asphalt. The rear porous asphalt was already constructed per the approved plans, so it will need to be removed at the landscaped island. The proposed impervious area and green space match the original areas as approved.

These changes requiring going back to the Planning Board for approval. As part of that approval we need to have something in writing that this change either would or would not require an Amended AOT permit.

Thanks again for meeting this morning, Kevin.

Best Regards,

John Noonan
Project Manager

FIELDSTONE
LAND CONSULTANTS, PLLC
Surveying + Engineering + Environmental

Milford Office: 206 Elm Street - Milford NH 03055
Keene Office: 45 Roxbury Street - Keene NH 03431
Tel: 603.672.5456 x 206 - Fax: 603.413.5456
www.FieldstoneLandConsultants.com

CITY OF KEENE
NEW HAMPSHIRE

Meeting Date: October 26, 2026

To: Planning Board

From: Mari Brunner, Senior Planner

Through: Paul Andrus, Community Development Director

Subject: **Gilbo Avenue Planning Charrette Letter of Support**

Recommendation:
That the Planning Board Chair be authorized to submit a letter of support for the Gilbo Avenue Planning Charrette Application to Plan New Hampshire by November 3, 2026.

Attachments:
1. Application Narrative and Maps

Background:
The Plan NH Community Design Charrette Program is an application-based initiative that pairs selected communities with planning and design professionals for an intensive, two-day charrette. The process focuses on a designated area, such as a downtown, neighborhood, or corridor, and addresses local development or redevelopment goals. Community members collaborate with volunteer professionals to develop visual concepts and a final report with recommendations for the project area.

The City is preparing an application for a charrette focused on Gilbo Avenue, proposed for Spring 2027. The project narrative and a map of the approximate project area are attached to this memo. As a designated Housing Champion community, the City is eligible to have the full $6,500 program fee waived, provided the project includes a housing focus. Scholarship funding may also be available to offset hosting expenses for the volunteer team, including lodging and meals.

The application requires letters of support from local decision-making bodies, including the Planning Board. Staff are requesting that the Board authorize the Chair to submit a letter of support by November 3, allowing the City to submit a complete application one week before Plan NH's November 10 Board meeting.

Gilbo Avenue Planning Charrette Application

Project Overview: An Opportunity to Reconnect Downtown Keene

Gilbo Avenue runs east-west through former railroad land in downtown Keene. Laid out by City Council in the mid-20th century, the road reflects the automobile-oriented planning standards of its era rather than the traditional, walkable character of downtown. Today, wide travel lanes, limited pedestrian facilities along some sections, and extensive surface parking lots leave significant potential for a more connected, vibrant urban environment (Figure 1).



Figure 1. *Gilbo Avenue looking east, illustrating the corridor's existing street character. Image source: Google Street View, September 2023.*

The proposed charrette area, shown in the attached maps, encompasses approximately 8.6 acres of private parcels and 9.1 acres when the public right-of-way is included. Located immediately adjacent to downtown, this relatively flat, highly developable area has long been a focus of community interest and discussion. It presents a compelling opportunity to transform underutilized land into a mixed-use neighborhood that expands housing choices, supports local businesses, and strengthens connections to the downtown.

The site's existing zoning provides a strong foundation for this transformation. The form-based district allows buildings up to seven stories and 85 feet in height, with a zero- to five-foot build-to zone along Gilbo Avenue. Permitted uses include multifamily housing and ground-floor commercial space along the primary street frontage, creating the potential for a more active, pedestrian-oriented streetscape while accommodating substantial new housing.

Several existing assets further strengthen the site's potential. The well-maintained rail trail along the south side of Gilbo Avenue provides valuable transportation and recreation

connections, while an established City Express Bus stop offers transit access. The nearby downtown, cultural venues, restaurants, and businesses provide destinations that can support a more vibrant mixed-use district.

A planning charrette would help the community explore how these assets can be leveraged to create a cohesive vision for redevelopment that balances housing, neighborhood-scale commercial activity, walkability, parking, and vehicular access. Potential challenges, including the possibility of environmental contamination associated with the site's former railroad use, will also need to be considered. No contamination is currently known. By bringing stakeholders together to examine these opportunities and constraints, the charrette can help establish a practical, community-supported direction for future investment.

Community Context & Change

Keene serves as the economic and cultural hub of the Monadnock Region and the seat of Cheshire County. Its economic base includes major employers such as C&S Wholesale Grocers, Keene State College, Cheshire Medical Center, and precision manufacturing firms, alongside a diverse community of locally owned businesses.

Although Keene's population has remained relatively stable over the past three decades, the community is aging, household sizes are shrinking, and the number of children is lower than in previous decades. These demographic shifts underscore the need for a greater diversity of housing options that can serve residents at different stages of life, including young professionals, families, older adults, and smaller households.

Keene's 2023 Housing Needs Analysis identified a need for 1,400 additional housing units by 2032, assuming the city's population remains relatively stable over that period. Meeting this need will require a broad range of housing types, locations, and price points that better reflect the needs of current and future residents. Gilbo Avenue offers an opportunity to address this challenge through infill development in an established downtown setting. Thoughtful redevelopment could also bring new customers to downtown businesses, improve the pedestrian experience, and strengthen the connections between the downtown core and surrounding neighborhoods.

Community Vision & Alignment

Keene's Community Vision paints a picture of an innovative, collaborative community willing to invest in resilient, climate-smart infrastructure and welcome new residents. It recognizes the importance of attracting families and young professionals to strengthen the region's workforce and sustain its thriving manufacturing sector.

The 2025 Master Plan identifies the Livable Housing Pillar as its top priority, establishing a clear policy foundation for efforts to expand housing opportunities. The Gilbo Avenue project directly advances three goals within this pillar:

- **Goal 1: Boost Infill Development and Redevelopment.** Reimagining underutilized parcels near downtown can direct growth toward an established urban area and reduce the financial burden of new housing on the tax base.
- **Goal 4: Increase the Diversity of Housing Options and Price Points.** Exploring a range of mixed-use development concepts can help broaden the options available to Keene residents.
- **Goal 5: Address the Housing Needs of All Residents, Current and Future.** A community-supported vision for the Gilbo Avenue area can identify opportunities for housing that is accessible and connected to nearby amenities while supporting a vibrant downtown.

The proposed charrette would translate these broad goals into a tangible, place-specific vision. By exploring development scenarios, streetscape improvements, and opportunities for public space, participants can help demonstrate how Gilbo Avenue might evolve into a thriving, walkable extension of downtown that contributes meaningfully to Keene's housing goals.

This work would also build on previous community-driven planning initiatives. The Arts and Culture Corridor Study and workshop, undertaken with ArtsAlive! and the Monadnock Economic Development Corporation, explored ways to strengthen the corridor's identity and connection to downtown. More recently, the Monadnock Interfaith Project and a Keene State College architecture class developed design concepts aimed at creating new housing opportunities and attracting visitors to downtown Keene.



***Figure 2**. A digital model developed through the Citizens' Institute on Rural Design illustrates how public art could activate the streetscape and connect Gilbo Avenue to downtown. Image source: https://www.rural-design.org/workshops/keene-nh.*

A charrette would bring this momentum together, creating an opportunity to build on earlier ideas, engage a broad range of perspectives, and develop a shared framework for future action. It could also help make the corridor's potential more visible to property owners, developers, community organizations, and prospective investors.

Community Connections & Broader Impact

Gilbo Avenue is an important link in Keene's downtown transportation network. The corridor provides an east-west connection to downtown from the west and serves rail trail users seeking access to downtown destinations.

The project area also includes the city's transportation center, with bus stops, bicycle parking, rail trail access, and parking that serves downtown businesses and destinations, including the Colonial Theatre, restaurants, and downtown residences. These existing connections create an opportunity to plan for housing and commercial activity in ways that support walking, bicycling, and transit, while recognizing the continued need for practical vehicular access.

Reimagining Gilbo Avenue as a more connected, mixed-use corridor could generate benefits beyond the project area. New residents would help support local businesses and cultural venues, improved pedestrian facilities could make downtown more accessible, and a stronger relationship between the rail trail and the street could enhance the experience of residents and visitors alike. Coordinated redevelopment could also reinforce Keene's identity as a compact, welcoming, and resilient regional center.

The charrette would provide a collaborative setting in which community members, city officials, property owners, businesses, and other stakeholders could explore these interconnected opportunities. The resulting vision could help guide future public improvements, inform private development decisions, and build momentum toward implementation.

Letters of Support

Letters of support will be requested from City Council at its October 15 meeting and from the Planning Board at its October 26 meeting. Signed letters from the Mayor and Planning Board chair, respectively, will be provided as soon as they are available.

GIlbo Avenue in Downtown Keene

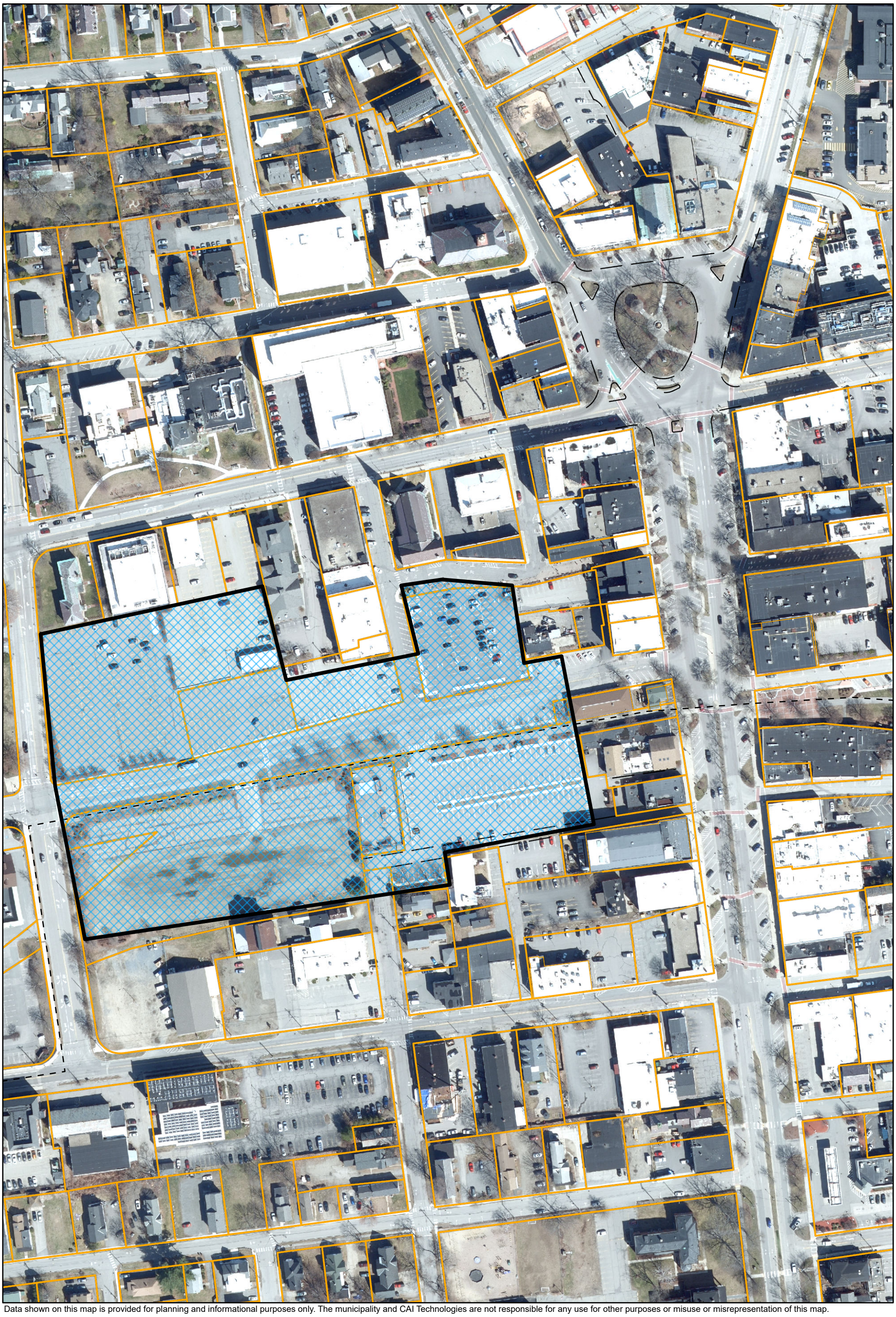
City of Keene, NH

April 30, 2025

1 inch = 150 Feet

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Gilbo Avenue former Railroad Land

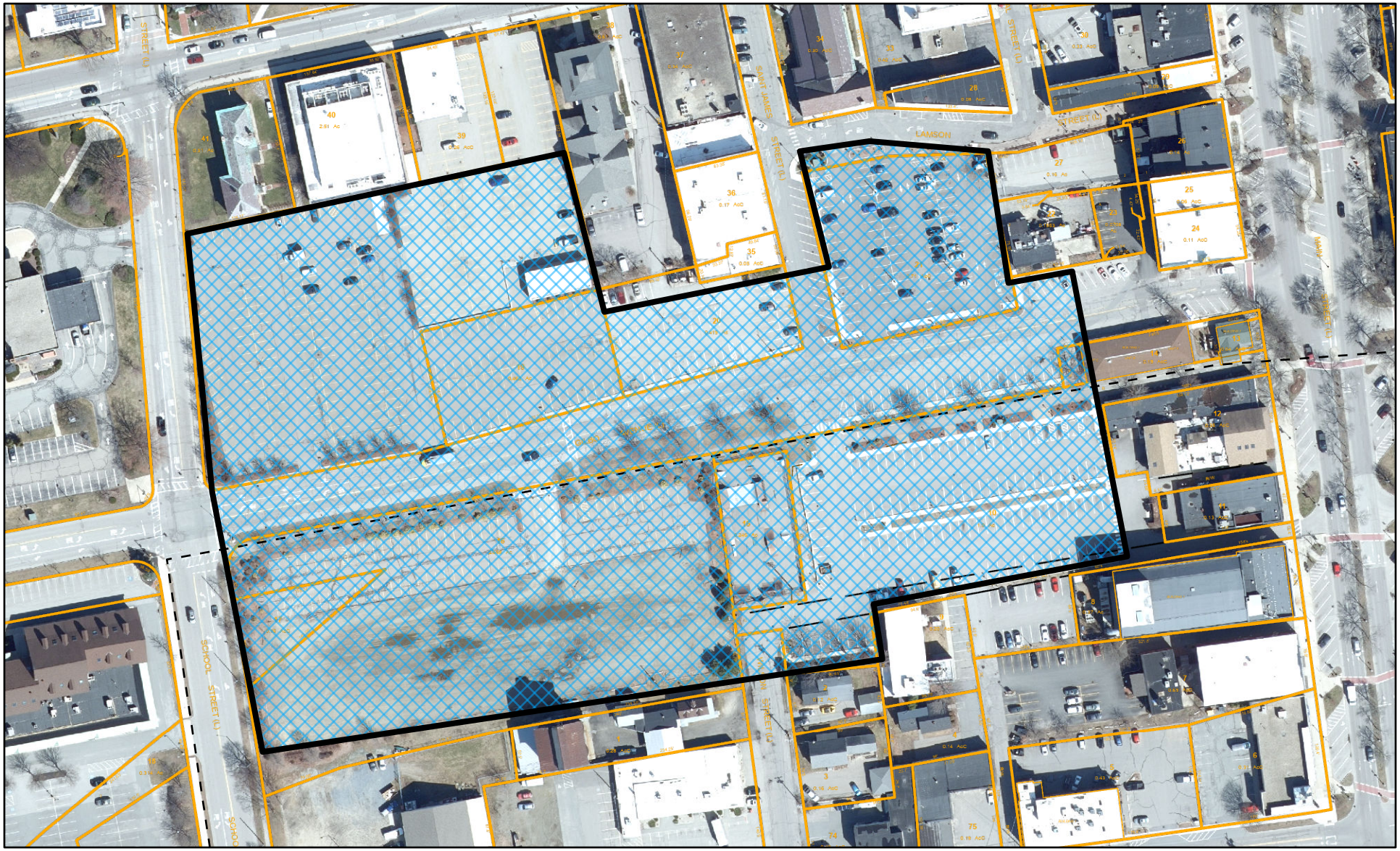
City of Keene, NH

1 inch = 138 Feet

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